



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-088076-25

In the matter of: 95 GRIEVE PL
LONDON ON N6E3E1

Between: Nagam Chams
Houda Chams
Noora Chams

Landlord

And

Yasser Al Ali
Dunia Terkawe
Ghadir Al Ali
Abir Al Ali
Ahmad Al Ali
Raghad Al Ali
Mohamad Al Ali

Tenant

Nagam Chams, Houda Chams and Noora Chams (the 'Landlord') applied for an order to terminate the tenancy and evict Yasser Al Ali, Dunia Terkawe, Ghadir Al Ali, Abir Al Ali, Ahmad Al Ali, Raghad Al Ali and Mohamad Al Ali (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant; and
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises.

Nagam Chams, Houda Chams and Noora Chams (the 'Landlord') also applied for an order requiring Yasser Al Ali, Dunia Terkawe, Ghadir Al Ali, Abir Al Ali, Ahmad Al Ali, Raghad Al Ali and Mohamad Al Ali (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was to be heard by videoconference on January 20, 2026. The Landlords Nagam Chams, and Houda Chams, The Landlords' representative, Michael Cameron the Tenants' representative, Maryna Gorge, and the Tenants, Dunia Terkawe and Raghad Al Ali, attended the hearing. The Tenants did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The parties agreed to a non-voidable eviction order with a termination date of May 31, 2026.
3. The Tenants can vacate 30 days earlier than May 31, 2026 with 30 days notice in writing. If the Tenants do not vacate as per their notice the Landlords can apply to the Board for an eviction order.
4. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlords will incur reasonable costs of \$43,432.00 to repair the damage and replace property that was damaged and cannot be repaired.
6. The Landlords will forgo the compensation in paragraphs 2 and 3 above in this order.
7. The Landlords collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy of the tenancy. Interest on the rent deposit, in the amount of \$236.77 is owing to the Tenants for the period from September 9, 2021 to January 20, 2026.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 31, 2026.
2. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 1, 2026.

February 11, 2026
Date Issued

John Russett
Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.