



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078437-22

In the matter of: Upper Unit, 5662 ARMANDO AVE
MISSISSAUGA ON L5V3A8

Between: Estate of Gohel Jignesh Landlord

And

Emad Noude Tenant
Magda Kamal habib Farag

Estate of Gohel Jignesh (the 'Landlord') applied for an order to terminate the tenancy and evict Emad Noude and Magda Kamal habib Farag (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
- the Tenant did not pay the rent that the Tenant owes

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 9, 2026.

The Landlord's Legal Representative, John Lambe, the Landlord's Legal Representative's Support, Jennifer Lambe, the Tenant, Emad Noude and the Tenant's Interpreter, Moheb Yousef attended the hearing.

The parties agreed:

1. The parties agreed that the Landlord will provide the Tenant with full copies of each utility bill once received by the utility company.
2. The parties requested a conditional order on consent requiring that the Tenant pay the utilities required under the tenancy agreement for a one year period within 10 days of receiving a copy of the utility bill.
3. The parties consented to an order withdrawing the L1 portion of this application.

On consent of the parties, it is ordered that:

L1 Application – Non-payment of Rent

4. The Landlord's L1 application is withdrawn.

L2 Application – Unpaid Utilities

5. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
6. For a period of one year from the date of this order, the Tenant shall pay the ongoing utility charges in accordance with the terms of the tenancy agreement within 10 days of the Landlord providing the Tenant with a copy of the bill.
7. If the Tenant fails to comply with the conditions set out in paragraph 6 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
8. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
9. If the Tenant does not pay the Landlord the full amount owing on or before February 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 12, 2026

Date Issued

Christopher Lin

Member, 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.