



**Order under Section 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-098733-25

In the matter of: 24 BY-PASS COURT
SCARBOROUGH ON M1T1L1

Between: YVONNE LUKE Landlords
CURTIS LUKE

And

ABDULRAHMAN AL-SAMMARRAIE Tenants
HAJIR AL-SAMMARRAIE
ABDULLAH AL-SAMMARRAIE
Wefaq AL-SAMMARRAIE
RUQAYA AL-SAMMARRAIE
RAJAA AL-SAMMARRAIE

YVONNE LUKE and CURTIS LUKE (the 'Landlords') applied to the Landlord and Tenant Board ('LTB') for an order requiring ABDULRAHMAN AL-SAMMARRAIE, HAJIR AL-SAMMARRAIE, ABDULLAH AL-SAMMARRAIE, Wefaq AL-SAMMARRAIE, RUQAYA AL-SAMMARRAIE and RAJAA AL-SAMMARRAIE (the 'Tenants') to pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 10, 2026. Yvonne Luke was present. Karen Luke, family member, represented the Landlords. Hajir Al-Sammarraie, Wefaq Al-Sammarraie and Abdullah Al-Sammarraie were present. Abdullah Al-Sammarraie represented all the Tenants.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that order LTB-L-031265-25 had been issued terminating the tenancy based on a no-fault notice of termination. The order included per diem compensation for the use of the unit starting September 1, 2026 until the date the Tenants vacate the unit. Because the previous order covers the rent owing for the same time period as this application, the Landlords requested to withdraw this application. The Tenants raised no objections to the withdrawal. The Landlords' request to withdraw the application is granted.

It is ordered on consent that:

1. The Landlords' application is withdrawn, the LTB's file is closed.

February 17, 2026
Date Issued

Joanne Lolato
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.