



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

File Number: LTB-L-102029-25

In the matter of: 103, 363 LAKESHORE RD E
MISSISSAUGA ON L5G1H7

Between: Strathgowan Apartments Landlord

And

Mohamed Elhefnawy Tenant

Strathgowan Apartments (the 'Landlord') applied for an order requiring Mohamed Elhefnawy (the 'Tenant') to pay the rent that the Tenant owes.

The application was scheduled to be heard on February 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlord's Legal Representative, Patty Duwyn, the Landlord's Agent, Sila Chopra, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The Tenant vacated the rental unit on December 5, 2025. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from December 1, 2025, to February 28, 2026.
3. The parties mutually agreed that the total amount of rent owing to February 28, 2026, is \$6,925.00, including the costs.
4. The Landlord collected a rent deposit of \$1,950.00 from the Tenant and this deposit is still being held by the Landlord.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$6,925.00. This amount includes rent owing up to and including February 28, 2026, and the cost of the application.
2. The Landlord shall apply the Tenant's last month's rent deposit to the amount set out in paragraph 1 above, to reduce the total amount owing to \$4,975.00.
3. The Tenant shall pay the Landlord the amount set out in paragraph 2 above, in accordance with the following schedule:
 - a) \$4,975.00 on or before February 17, 2026.
4. If the Tenant does not pay the Landlord the full amount owing under paragraph 2 above, on or before February 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 18, 2026, at 4.00% annually on the balance outstanding.

February 20, 2026
Date Issued

Michelle Forrester
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.