



Order under Section 78(11) Residential Tenancies Act, 2006

Citation: LONDON & MIDDLESEX COMMUNITY HOUSING v ADAWI, 2026 ONLTB 16376

Date: 2026-02-26

File Number: LTB-L-003778-26-SA

In the matter of: 532, 349 WHARNCLIFFE RD N
LONDON ON N6G2V3

Between: LONDON & MIDDLESEX COMMUNITY HOUSING Landlord

And

ALI ADAWI Tenant

LONDON & MIDDLESEX COMMUNITY HOUSING (the 'Landlord') applied for an order to terminate the tenancy and evict ALI ADAWI (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 28, 2025 with respect to application LTB-L-072120-25.

The Landlord's application was resolved by order LTB-L-003778-26, issued on January 19, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-003778-26.

This motion was heard by videoconference on February 11, 2026.

The Landlord's legal representative, K. O'Donnell, the Tenant, and the Tenant's legal representative, N. Faahreen, attended the hearing.

Agreed Facts:

1. The Tenant has sought assistance for the amount of \$1,334.00 from the housing stability bank, and this amount has been confirmed.
2. The parties consent to a payment plan for the balance of \$2,499.06 owed by the Tenant to the Landlord for arrears and costs.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-003778-26, issued on January 19, 2026, is granted.
2. Order LTB-L-003778-26, issued on January 19, 2026, is set aside and cannot be enforced.
3. The previous order issued on November 28, 2025 with respect to LTB-L-072120-25 is also cancelled.
4. The previous orders are replaced by the following order.
5. The Tenant shall pay the Landlord the balance of \$2,499.06 arrears and costs owed to the Landlord as follows:
 - (a) Commencing March 2026, and continuing each month for 16 months, up to and including June 2027, \$147.00 on or before the first day of each of those months, respectively,
 - (b) The balance of \$147.06 on or before July 1, 2027.
6. Commencing March 2026, and continuing each month, up to and including July 2027, the Tenant shall pay the Landlord the monthly rent, in full, no later than the first day of each of those months.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs #5 and #6 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

February 26, 2026
Date Issued

Nancy Morris
Member, Landlord and Tenant Board

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