



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

File Number: LTB-L-101518-25

In the matter of: 810, 885 SOUTHDALE RD W
LONDON ON N6P0C5

Between: Old Oak Properties Inc Landlord

And

Doaa Ebaid Tenants
Rashed Alhourani

Old Oak Properties Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Doaa Ebaid and Rashed Alhourani (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on February 11, 2026.

The Landlord's Representative, Ayden Pearson, and the Tenant, Rashed Alhourani, attended the hearing.

Determinations:

1. The Tenants paid the Landlord all the rent that was in arrears up to February 28, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 2, 2026, the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 19, 2026

Date Issued

Bryan Delorenzi

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.