



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-101571-25

In the matter of: 216, 1123 ROYAL YORK RD
LONDON ON N6H3Z5

Between: CAPREIT Limited Partnership

Landlord

And

Mahmud El Ibrahim
Alya El Isivi

Tenant

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Mahmud El Ibrahim and Alya El Isivi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 18, 2026. The Landlord's representative Gabriela Quaresma and the Tenants attended the hearing. The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$5,965.28 for arrears of rent up to February 28, 2026 and costs. The Tenant shall pay to the Landlord the full amount on or before April 30, 2026. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period March and April 2026, or until the arrears are paid in full, whichever date is earliest.
2. If the Tenant fails to make any one of the payments in accordance with 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 23, 2026
Date Issued

Brett Lockwood
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.