



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

File Number: LTB-L-100236-25

In the matter of: 1106, 133 WYNFORD DR
Toronto ON M3C0J5

Between: Equitable Bank Landlord

And

Ahmed Essam Taha Tenant
Sharif Taha
Milagros Taha

Equitable Bank (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmed Essam Taha, Sharif Taha and Milagros Taha (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on February 26, 2026.

The Landlord together with its representative Mr. Zarnett and the Tenant attended the hearing together with its representative Mr. Lekhi.

On cosen it is ordered that:

1. Pursuant to the L1 Application, the tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 31, 2026.
2. The Landlord waives all arrears and filing fees up to and including, March 31, 2026.
3. The Tenant shall pay the Landlord compensation of \$115.07 per day for the use of the unit starting April 1, 2026, to the date the Tenant moves out of the unit.
4. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.

February 27, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

