



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-099120-24-RV3

In the matter of: 1506, 1485 CALDWELL AVE
OTTAWA ON K1Z8M1

Between: Ottawa Community Housing Landlord

And

Abdul Wahab Sheikh Mohamed Tenant

Review Order

Ottawa Community Housing (the 'Landlord') applied for an order to terminate the tenancy and evict Abdul Wahab Sheikh Mohamed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-099120-24 issued on March 28, 2026.

The Tenant requested a review of the order, which was resolved by order LTB-L-099120-24-RV, issued on December 12, 2025.

The Tenant requested a review of the review order, which was resolved by order LTB-L-099120-24-RV2, issued on December 19, 2025.

On January 13, 2026, the Tenant requested a review of the second review order.

On January 13, 2026, interim order LTB-L-099120-24-RV3-IN was issued, waiving Rule 26.18 and permitting the review to be heard.

The review was heard by videoconference on February 25, 2026.

The Landlord's representative Laura Mataeva and the Tenant's representatives Asha Abdulwahab and Zeinab Abdulwahab attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. Order LTB-L-099120-24, issued on March 28, 2026, is cancelled and replaced by this order. Orders LTB-L-099120-24-RV and LTB-L-099120-24-RV2 are cancelled.

2. On or before March 10, 2026, the Tenant shall pay the Landlord \$9,308.23, which represents the rent owing to February 28, 2026 and the Landlord's filing fee.
3. If the Tenant fails to make the payment 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 this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days
4. 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 March 31, 2025.
5. If the Landlord makes an application under section 78 pursuant to paragraph 3, it shall promptly notify Asha Abdulwahab and Zeinab Abdulwahab.

March 6, 2026
Date Issued

Dale Whitmore
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.