



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

File Number: LTB-L-106028-25

In the matter of: Main Level, 1307 MIDGREEN LANE
MISSISSAUGA ON L5V2E6

Between: Hameed Al-Alawi Landlord

And

Kian Jaff
Lubna Mahmood Shakir Al-Imami Tenant

Hameed Al-Alawi (the 'Landlord') applied for an order to terminate the tenancy and evict Kian Jaff and Lubna Mahmood Shakir Al-Imami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year

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

The Landlord, the Landlord's Agent, Lubna Al Alawi, the Landlord's Legal Representative, Debbesha Morris, and the Tenant, Lubna Mahmood Shakir Al-Imami, attended the hearing.

The parties before the LTB consented to the following order:

Agreed facts.

1. The parties agree to remove Sardar Jaff and Alend Jaff, who are minors, as parties to the application.
2. Lubna Mahmood Shakir Al-Imami is one individual and her name was incorrectly listed on the application as two individuals.
3. The Tenant is Lubna Mahmood Shakir Al-Imami and Kian Jaff.
4. The \$3,700.00 credit included in this Order is the one-month compensation for the N12 Notice.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated in a final way as of March 1, 2026. The Tenant must move out of the rental unit on or before March 1, 2026.

2. If the unit is not vacated on or before March 1, 2026, then starting March 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 March 2, 2026.
4. The Tenant shall pay to the Landlord \$18,498.42. This amount includes rent arrears owing up to March 1, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 16, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 17, 2026 at 4.00% annually on the balance outstanding.
6. The Tenant shall also pay the Landlord compensation of \$121.64 per day for the use of the unit starting March 2, 2026 until the date the Tenant moves out of the unit.

March 5, 2026
Date Issued

Vicky Liu
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 2, 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.

Schedule 1
SUMMARY OF CALCULATIONS

Rent Owing To March 1, 2026	\$26,021.64
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,700.00
Less the amount of the interest on the last month's rent deposit	- \$309.22
Less the amount of the credit that the Tenant is entitled to	- \$3,700.00
Total amount owing to the Landlord	\$18,498.42