



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-106187-25

In the matter of: 202, 316 KING ST N
WATERLOO ON N2J2Z2

Between: Milestone Developments Canada Landlord

And

Mohamed Abdirahman Mahdi Tenant

Milestone Developments Canada (the 'Landlord') applied for an order requiring Mohamed Abdirahman Mahdi (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord's Agents, Lily Xu and Ghaith Al Nihlawi, attended the hearing.

As of 3:15 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As of the hearing date, the Tenant was in possession of the rental unit .
2. The Tenants did not pay the total rent they were required to pay for the period from April 1, 2025, to February 28, 2026.
3. The lawful rent is \$909.00. It is due on the 1st day of each month.
4. The rent arrears owing to February 28, 2026, are \$6,854.00.
5. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$7,040.00. This amount includes rent arrears owing up to February 28, 2026, and the cost of the application.

2. 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.

March 5, 2026
Date Issued

Christina Philp
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.