



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

File Number: LTB-L-093074-25

In the matter of: 604, 229 ARGYLE AVE
OTTAWA ON K2P2J1

Between: 2078369 Ontario Inc Landlord

And

Umniyah Mohanad Mohammed Tenant

2078369 Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Umniyah Mohanad Mohammed (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The Landlord's legal representative, Roger Dinner, and the Tenant attended the hearing.

The parties before the Board consented to the following order:

Agreed Upon Facts:

1. The parties agree to end the tenancy on January 28, 2026.
2. The rent arrears owing to January 28, 2026 are \$2,487.24.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
4. The Landlord collected a rent deposit of \$1,295.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
5. Interest on the rent deposit, in the amount of \$15.80 is owing to the Tenant for the period from July 1, 2025 to January 28, 2026.

It is ordered that:

1. The tenancy is terminated as of January 28, 2026.
2. The Tenant shall pay the Landlord \$1,362.44 on or before July 28, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before July 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 28, 2026 at 4.00% annually on the balance outstanding.

March 10, 2026**Date Issued**_____
Dawn Carr

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To January 28, 2026	\$2,487.24
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,295.00
Less the amount of the interest on the last month's rent deposit	- \$15.80
Total amount owing to the Landlord	\$1,362.44