



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

File Number: LTB-L-105627-25

In the matter of: 906, 99 PARKDALE AVE
OTTAWA ON K1Y4Y5

Between: 105439569 Canada Inc. Landlord

And

Ali Mousa Tenant
Kumba Saah

105439569 Canada Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Mousa and Kumba Saah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 4, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Agent Gabrielle Charron-Cyr and the Tenant Ali Mousa were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. The arrears of rent owing up to March 31, 2026, are \$6,340.00.
2. The Landlord incurred costs of \$186.00 for filing this application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Landlord shall be amended to "105439569 Canada Inc."
2. The Tenant shall pay to the Landlord \$6,526.00 for arrears of rent up March 31, 2026, and costs.

3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$543.83 on or before the 20th day of each month for 11-months, commencing April 20, 2026, up to and including February 20, 2026; and,
 - A final payment of \$543.87 on or before March 20, 2027, to satisfy the arrears.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 01, 2026, to March 01, 2027, or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments 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 paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days 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, 2026.

March 12, 2026
Date Issued

Adam Rogers
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.