



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

File Number: LTB-L-107219-25

In the matter of: 212, 57 Westwood Drive
Kitchener ON N2M2K5

Between: Gray Management Landlord

And

Rawaa Khaire Rafo Al Qas Tenant
Matti

Gray Management (the 'Landlord') applied for an order to terminate the tenancy and evict Rawaa Khaire Rafo Al Qas Matti (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was mediated by videoconference on March 4, 2026. Office Manager, Elizabeth Hilgers, attended on behalf of the Landlord. The Tenant attended with her Peer Support Worker, Julia Wilson, and a family member, Elham Al Qas Matti. Interpreter, Hala Nassar, attended to assist the Tenant. The parties reached settlement and requested a consent order. I was satisfied the parties made informed decisions, understanding the terms and consequences.

General Information:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The current rent is \$1,900.00. It is due on the 1st day of each month.
4. The rent arrears owing to are \$1,900.00 for the period ending March 31, 2026.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs, however, the Landlord waived the costs.

6. Accordingly, the total amount the Tenant owes the Landlord is \$1,900.00 for the period ending March 31, 2026.
7. Pursuant to section 78, the parties agree on a payment plan.

On consent, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,900.00 for arrears of rent up to March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 (\$1,900.00) in accordance with the following schedule:
 - . \$1,900.00 on or before March 31, 2026.
3. 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 April 1, 2026.

March 20, 2026
Date Issued

Shawn Hayman
Hearings Officer, Landlord and Tenant Board

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