



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107700-25

In the matter of: APT 8, 398 OAK ST E
LEAMINGTON ON N8H4V4

Between: Raed Al-Dallal Landlord

And

Phong Q Ngo Tenant

Raed Al-Dallal (the 'Landlord') applied for an order to terminate the tenancy and evict Phong Q Ngo (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on March 5, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Evan Will, the Landlord, the Tenant's representative, Mark Gebriel and the Tenant were present.

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

- a) The lawful rent is \$500.00. It is due on the 15th day of each month.
- b) The rent arrears owing to March 14, 2026, are \$500.00.
- c) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- d) In order to fully resolve all Tenant issues arising from the tenancy up to the date of the hearing, including the issues submitted under section 82, the Landlord agrees to waive the outstanding arrears and costs totalling \$686.00.

On consent, it is ordered that:

1. The total outstanding arrears and costs owing by the Tenant to the Landlord are \$686.00 to March 14, 2026.
2. The Tenant submitted Tenant issues pursuant to section 82 of the Residential Tenancies Act, 2006 in connection with this application.
3. In order to fully resolve all Tenant issues arising from the tenancy up to the date of the hearing, including the Tenant issues submitted under section 82, the Landlord agrees to waive the outstanding arrears and costs totaling \$686.00.
4. The waiver set out in paragraph 3 constitutes a full and final settlement of all Tenant issues arising from the tenancy up to the date of the hearing.

March 13, 2026
Date Issued

Sarah Visnovec
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.