



Order under Section 69 Residential Tenancies Act, 2006

Citation: Hossain v Ayach, 2026 ONLTB 21245

Date: 2026-03-12

File Number: LTB-L-089557-25

In the matter of: 1279 Sale Barn Road
Ottawa ON K4P1L5

Between: Mohammad Lokman Hossain Landlord

and

Sawsan Ayach Tenant

Mohammad Lokman Hossain and Unity Legal and Notary Services (the 'Landlord') applied for an order to terminate the tenancy and evict Sawsan Ayach (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 9, 2026.

The Landlord's Legal Representative, Merve Ozdemir, and the Tenant attended the hearing.

At the hearing, after hearing all of the evidence and submissions from the parties, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. The parties sought an order on consent rather than a determination from the Board. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. The Tenant shall pay the Landlord \$31,486.00, which represents the arrears of rent and costs outstanding for the period ending March 31, 2026.
2. The Landlord's application for eviction of the Tenant is denied on the condition that:
 - (a) The Tenant shall pay \$25,000.00 on or before March 30, 2026. The Tenant shall ensure that a certified cheque or bank draft is sent to the Landlord on or before March 30, 2026 by registered mail, and the tracking number provided to the Landlord and the Landlord's Legal Representative by email by March 30, 2026.
 - (b) The remaining balance of \$6,486.00 shall be paid on or before April 6, 2026.

- (c) The Tenant shall also pay the Landlord the monthly rent for April 2026, in full, on or before April 6, 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. Also, 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 *Residential Tenancies Act, 2006*, for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay the amount due and owing under this order and any new arrears, NSF fees and related charges that became owing after March 31, 2026. The order that results from this section 78 application is usually issued without a hearing.

March 12, 2026
Date Issued

Candace Aboussafy
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.