



**Order under Sections 30 / 31 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-077430-25

In the matter of: 808, 11 BRONTE RD
OAKVILLE ON L6L0E1

Between: Jeanette Marshall
Glen Marshall Tenants

And

Awad Ibrahim Awad Landlord

Jeanette Marshall and Glen Marshall (the 'Tenants') applied for an order determining that Awad Ibrahim Awad (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.
- collected or retained money illegally.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 9, 2026.

The Tenants, the Tenants' legal representative, Michael Kippel, the Landlord, and the Landlord's legal representative, Petar Guzina, attended the ACC.

At the ACC, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of June 30, 2026.
2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 1, 2026.

4. The Landlord shall pay \$20,075.00 to the Tenants. This amount includes \$75.00 for interest owing on the last month's rent deposit.
5. The amount set out in paragraph 4 of this order shall be paid as follows:
 - a) \$14,000.00 shall be applied as a credit on the Tenants' rental ledger. This amount will be applied to the rent for the months of April and May 2026 (the lawful monthly rent is \$7,000.00).
 - b) \$6,075.00 shall be paid to the Tenants by e-transfer on or before March 10, 2026.
6. If the full amount set out in paragraph 5(b) of this order is not paid on or before March 10, 2026, the Landlord will start to owe interest. This will be simple interest, calculated from March 11, 2026 at 4.0% annually on the balance outstanding.
7. The Landlord is holding a last month's rent deposit, which shall be applied to the rent for the month of June 2026.
8. The Landlord is holding a \$300.00 key deposit, which shall be returned to the Tenants when they return the keys to the Landlord.
9. This resolves all issues between the parties regarding the Tenant's tenancy of the rental unit up to March 9, 2026, including the proceeding the Tenants commenced at the Human Rights Tribunal of Ontario ('HRTO'). The Tenants undertake to withdraw their HRTO application forthwith upon receipt of the payment set out at paragraph 5(b) of this order.

March 13, 2026
Date Issued

Mark Melchers

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.