



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109147-25

In the matter of: 714, 780 WONDERLAND RD S
LONDON ON N6K1M4

Between: 780 Wonderland Holdings Limited

Landlord

And

Ghofran Khadija
Hussam Debel

Tenant

780 Wonderland Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Ghofran Khadija, Hussam Debel (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 10, 2026.

The Landlord's Representative, Marie Galevski, and the Tenant, Hussam Debel attended the hearing. The Tenant present confirmed he had the authority to consent on behalf of the Tenant, Ghofran Khadija who was not present at the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed, Mohamad-Ammar Shaban is removed as a party to the application.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,334.26 for arrears of rent up to March 31, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before March 13, 2026, and every 13th day of the month for five payments up to and including July 13, 2026, \$500.00.
 - b) On or before August 13, 2026, \$834.26.

3. 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 1, 2026 to August 31, 2026, or until the arrears are paid in full, whichever date is earliest.
4. 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.
5. The application is amended, and Mohamad-Ammar Shaban is removed as a party to the application.

March 12, 2026
Date Issued

Tanya Speedie
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.