



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105849-25

In the matter of: 216, 1400 LEPAGE AVE
OTTAWA ON K1Z8N5

Between: Ottawa Community Housing Corp Landlord

And

Mohanad Al Kobisi Tenant

Ottawa Community Housing Corp (the 'Landlord') applied for an order to terminate the tenancy and evict Mohanad Al Kobisi (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on March 11, 2026, where parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative Laura Clark and the Tenant Mohanad Al Kobisi participated in the mediation. The Tenant spoke with Tenant Duty counsel.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on Consent that:

1. Starting from March 12, 2026 to February 12, 2027 the Tenant, occupants of the rental unit, and/or the Tenant's guests will not substantially interfere with the Landlord's or other tenant's lawful rights, privileges, and interests and/or reasonable enjoyment of the residential complex. More specifically, the Tenant, occupants of the rental unit, and/or the Tenant's guests shall:
 - a) The Tenant will ensure that the rental unit is free of clutter and is in a state of ordinary cleanliness by March 31, 2026
 - b) The Tenant will allow the Landlord to do an inspection of the rental unit on March 31, 2026

- c) The Tenant will allow entry to the rental unit, with 24 hour written notice being given by the Landlord.
 - d) The Tenant will maintain the rental unit and allow the Landlord to conduct maintenance of the unit and do any pest control services, if required.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

March 20, 2026
Date Issued

Monique Browne
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.