



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017340-26

In the matter of: 1706, 44 QUEEN ST N
HAMILTON ON L8R 3H8

Between: The Effort Trust Company Landlord

And

Gaafar Wahbi Tenant

The Effort Trust Company (the 'Landlord') applied for an order to terminate the tenancy and evict Gaafar Wahbi (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on March 13, 2026. The parties requested mediation with the assistance of a Dispute Resolution Officer through the Landlord and Tenant Board online portal. The Landlord's Representative, Abdulrahman Asiri and the Tenant, Gaafar Wahbi attended the 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 Tenant paid the \$186 filing fee on March 12, 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the total lawful monthly rent to the Landlord on or before the 1st day of each month for the 12-month period commencing April 1, 2026, up to and including March 1, 2027.
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

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.