



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011284-26

In the matter of: 609, 16 BERGAMOT AVE
ETOBICOKE ON M9W1V9

Between: 441601 Ontario Inc. Landlord

And

Haithem Warda Tenants
Dalida Hilo

441601 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Haithem Warda and Dalida Hilo (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent; (L2 Application).

The application was scheduled to be heard by video conference on March 19, 2026.

Before the start of the hearing the Landlord's legal representative Nicole Ruby and the Tenants Haithem Warda and Dalida Hilo engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

L1 Application – Non-Payment of Rent

1. The Tenants shall pay to the Landlord \$186.68 representing the arrears of rent owing up to March 31, 2026, and costs.
2. The Tenants shall pay to the Landlord the amount in paragraph 1 in full on or before April 1, 2026.

3. If the Tenants fail to make payment in accordance with paragraph 2 of this order, the outstanding balance to be paid by the Tenants to the Landlord pursuant to paragraph 1 shall become immediately due and payable, and the Tenants will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

L2 Application – Persistent Late Payment of Rent

4. The Tenants shall pay the Landlord the monthly rent due on or before the first day of the month for the period **April 1, 2026**, through to and including **March 1, 2027**.
5. If the Tenants fail to make any of the payments in paragraph 4 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants.

March 24, 2026
Date Issued

Diego Fernandez-Stoll
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.