



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-002955-26

In the matter of: 215, 88 BROADWAY AVE
TORONTO ON M4P0A5

Between: Gunjan Dave Landlord

And

Mohamad Hussam Halawi Tenant

Gunjan Dave (the 'Landlord') applied for an order to terminate the tenancy and evict Mohamad Hussam Halawi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026.

The Landlord, the Landlord's Representative, Josie Ponzo, and the Tenant resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$7,786.00 for arrears of rent up to April 14, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$1,000.00 by March 19, 2026;
 - ii) \$1,000.00 by March 26, 2026;
 - iii) \$800.00 by March 31, 2026;
 - iv) \$1,000.00 by April 2, 2026;
 - v) \$1,000.00 by April 9, 2026;

- vi) \$400.00 by April 14, 2026;
 - vii) \$1,000.00 by April 16, 2026;
 - viii) \$1,000.00 by April 23, 2026;
 - ix) \$400.00 by April 28, 2026; and
 - x) \$186.00 by April 30, 2026.
3. The Tenant shall also pay to the Landlord new rent for April 2026 on time and in full as it comes due and owing, by the 15th day of April, 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 April 14, 2026.

March 25, 2026
Date Issued

Janice Campbell
Hearings Officer, Landlord and Tenant Board

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