



**Order under Section 87 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-040841-25

In the matter of: 754 NOTRE DAME DRIVE
London ON N6J3B6

Between: HAMZA HADI Landlord

And

Ibrahim Elkahlut Former Tenant
Sami Alkahlout
Fadi Alkahlout
Mohamed Alkahlout

HAMZA HADI (the 'Landlord') applied for an order requiring Ibrahim Elkahlut, Sami Alkahlout, Fadi Alkahlout and Mohamed Alkahlout (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

HAMZA HADI (the 'Landlord') applied for an order requiring Ibrahim Elkahlut, Sami Alkahlout, Fadi Alkahlout and Mohamed Alkahlout (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

The Landlord also claimed charges related to NSF cheques.

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

The Landlord's legal representative, Ayza Khawja and the Landlord attended the hearing. The Tenant's legal representative Maryam Al-Azeia and one Former Tenant, Sami Alkahlout attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Landlord withdraws the claims for damage and the claim for NSF fees in the application.

2. The parties agree the amount the Former Tenant owes to the Landlord is \$4,085.10 for arrears owing and unpaid utilities up to May 19, 2025.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

The Tenant shall pay this amount:	The Tenant shall pay on or before this date:
\$400.00	April 20, 2026
\$400.00	May 20, 2026
\$400.00	June 20, 2026
\$400.00	July 20, 2026
\$400.00	August 20, 2026
\$400.00	September 20, 2026
\$400.00	October 20, 2026
\$400.00	November 20, 2026
\$400.00	December 20, 2026
\$485.10	January 20, 2027

4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Former Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Former Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

March 30, 2026
Date Issued

 Greg Brocanier
 Member, 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.