



**Order under Subsection 74(14)
Residential Tenancies Act, 2006**

File Number: LTB-L-075697-25-VO

In the matter of: 3, 329 RICHELIEU AVE
VANIER ON K1L6J7

Between: 2855168 Ontario Inc. Landlord

And

Alice Furaha Tenant

Review Order

2855168 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alice Furaha (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on November 24, 2025.

Only the Landlord's Representative, Mohamad Maadarani, attended the hearing.

As of 9:31 a.m., the Tenant was not present or represented at the hearing, although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence

This application was resolved by order LTB-L-075697-25 issued on December 18, 2025.

On February 20, 2026, the Tennant submitted a Tenant's Motion to Void and Order for Arrears of rent and that the order be stayed until the request to review the order is resolved.

On February 20, 2026, interim order LTB-L-075697-25-VO-IN was issued, staying the order issued on December 18, 2026.

The parties engaged in mediation on December 5, 2024. The Landlord's representative, Mohamad Maadarani, the Tenant's representative, Sarah Sproule, and the tenant Alice Furaha 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 that the parties understood the terms and consequences of their consent.

It is agreed that:

1. The tenancy terminated on February 19, 2026, following enforcement by the Court Enforcement Office;

2. Rent to February 28, 2026, and enforcement fees have been paid in full;
3. The Landlord presently holds a last months' rent deposit in the amount of \$1,350.00 and owes interest on that deposit equal to \$10.73; and
4. The Tenant's belongings remain in the rental unit.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-075697-25 issued on February 20, 2026, is granted.
2. Order LTB-L-075697-25 issued on December 18, 2025, is cancelled and replaced with the following terms
 - a. The Landlord shall provide the tenant with a key to the rental unit by 10:00 am on March 12, 2026 to allow her access for to pack and move her belongings and clean the apartment;
 - b. The Tenant shall remove all her belongings on or before March 25, 2026;
 - c. The Tenant shall return this key by 10am on March 26, 2026;
 - d. Upon return of the key, the Landlord shall complete a move-out inspection of the unit on March 26, 2026, and If the unit is clean and free of personal belongings and garbage, the Landlord shall refund to the Tenant \$263.37. This amount shall be paid by e-transfer on or before March 27, 2026; and,
 - e. If any personal belongings or garbage remain in the rental unit, the Landlord is permitted to dispose of all belongings, and the Tenant will forfeit the \$263.37.
3. If the Tenant complies with paragraphs, 2 (b) and (c), above and If the Landlord fails to make the payment in accordance with paragraph 2 (d) of this order in full and on time, the outstanding balance shall become immediately due and payable to the Tenant, together with simple interest, calculated from the day after default, at 4.00% annually on the balance outstanding.
4. This order is in full and final satisfaction of all matters arising from the tenancy up to the hearing date of March 11, 2026.

March 26, 2026
Date Issued

John Russett
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.