



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-002080-26

In the matter of: 1010A, 205 OXFORD ST E
LONDON ON N6A5G6

Between: Centurion Property Associates Inc Landlord

And

Saeed Al-Hjowj Tenant

Centurion Property Associates Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Saeed Al-Hjowj (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on March 24, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Robert Rose and the Tenant, were present.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed that:

1. The Tenant vacated the rental unit on November 25, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
2. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. The Tenant was in possession of the rental unit on the date the application was filed.
4. The lawful rent is \$1,522.12. It was due on the day 1st day of each month.
5. The rent arrears owing to November 30, 2025, are \$1,633.95.
6. The parties agreed on deduct \$250.21 (daily rent from November 26, 2025- Nov 30, 2025) from the total rent arrears owing. $\$1,633.95 \text{ minus } \$250.21 = \$1,383.74$

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The total rent arrears owing to November 25, 2025, \$1,383.74, plus \$186.00 the application filing fee are, \$1,569.74.
9. The Landlord collected a rent deposit of \$1,485.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated. $\$1,569.74 \text{ minus } \$1,485.00 = \$84.74$
10. Interest on the rent deposit, in the amount of \$31.03 is owing to the Tenant for the period from January 1, 2025, to November 1, 2025. ($\$84.74 \text{ minus } \$31.03 = \$53.71$)

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 25, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$53.71. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenant.
3. If the Tenant does not pay the Landlord the full amount owing on or before April 7, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 8, 2026, at 4.00% annually on the balance outstanding.

March 27, 2026
Date Issued

Maryam Cooper
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.

