



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

Citation: Amiraco Properties Inc. v Almughasha, 2026 ONLTB 27947

Date: 2026-04-08

File Number: LTB-L-102312-25

In the matter of: 407, 76 TECUMSEH RD E
WINDSOR ON N8X2P7

Between: Amiraco Properties Inc. Landlord

And

Faisal Almughasha Tenants
Aliaa Alhusseini

Amiraco Properties Inc. (the 'Landlord') applied for an order requiring Faisal Almughasha and Aliaa Alhusseini (the 'Tenants') to pay the rent that the Tenants owe.

This application was heard by videoconference on February 11, 2026.

The Landlord's Agent, Sarah Shuker and the Landlord's Agent Charlotte Williams, attended the hearing.

As of 2:34 p.m., the Tenants 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.

Determinations:

1. The Tenants vacated the rental unit on December 29, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from November 1, 2025, to February 28, 2026.
3. The lawful rent is \$1,494.90. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. The Landlord's Agent submitted the tenancy agreement as evidence. The

Landlord's Agent testified that the Tenants entered into a one-year fixed lease commencing September 1, 2025, to September 30, 2026. Hence, the Landlord's position was that the Tenants' obligation to pay rent ends on September 30, 2026, or until the unit is re-rented, which as of the date of this proceeding had not materialized.

6. The Landlord's Agent further testified that the Tenants vacated on December 29, 2025, prior to the end of the fixed term tenancy, and further confirmed the Landlord received the keys for the rental unit on January 5, 2026, and completed an inspection of the rental unit at that time. Moreover, at the time of this proceeding, the rental unit had not been re-rented, even with reasonable efforts of the Landlord to mitigate the Landlord's losses, documentary evidence was submitted of these efforts.
7. The rent arrears and daily compensation owing to February 28, 2026, are \$4,598.50.
8. The Landlord collected a rent deposit of \$1,494.90 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$15.83 is owing to the Tenants for the period from August 29, 2025 to February 28, 2026.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenants shall pay to the Landlord \$3,273.77. This amount includes rent arrears owing up to February 28, 2026 and the cost of the application minus the rent deposit and interest owing.
2. If the Tenants does not pay the Landlord the full amount owing on or before April 19, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 20, 2026 at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Panagiotis P. Roupas
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.