



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-037512-24

In the matter of: A, 24 AMOS AVE
WATERLOO ON N2L5G3

Between: Jamal Salam Khan Landlord

And

Fuad Alsabbah Tenants
Asia Elkamkhali

Jamal Salam Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Fuad Alsabbah and Asia Elkamkhali (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 1, 2026.

The Landlord, the Landlord's legal representative, Timothy Mobberley, the first-named Tenant and the Tenants' legal representative, Peter Miller, attended the hearing.

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 consequences of the joint submission.

Agreed facts:

1. The parties agreed that the Landlord properly served the N12 notice of termination, that the N12 notice was procedurally correct and that the Landlord paid the Tenants the required compensation in accordance with section 48.1 of the Residential Tenancies Act, 2006.
2. The parties further agreed that the Tenants paid a last month rent deposit of \$1,200.00 on June 4, 2016, and that no interest has been paid on the deposit. The calculated interest owing to April 1, 2026, is \$175.93.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

April 8, 2026

Date Issued

Melissa Anjema

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.