



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-082978-25-RV

In the matter of: 18 RHAPSODY LANE
OTTAWA ON K1V1B1

Between: Rasha Ibrahim Landlords
Ahmed Elfar

And

Amber Stewart Tenants
Scott Jackson

Review Order

Rasha Ibrahim and Ahmed Elfar (the 'Landlords') applied for an order to terminate the tenancy and evict Amber Stewart and Scott Jackson (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-082978-25 issued on January 23, 2026. Only the Landlords' representative attended the original hearing on January 13, 2026.

On February 23, 2026, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 24, 2026 interim order, LTB-L-082978-25-RV-IN was issued, staying the order issued on January 23, 2026.

This review was heard by videoconference on April 2, 2026.

One of the Landlords, Rasha Ibrahim, the Landlords' representative, Ahmad Alzameli, and the Tenants attended the hearing.

Determinations:

1. At the hearing, the Landlords consented to the Tenants' request to review order LTB-L-082978-25 issued on January 23, 2026. As such, the Tenants' request to review order LTB-L-082978-25 issued on January 23, 2026 will be granted.
2. The parties further agreed to cancel order LTB-L-082978-25 issued on January 23, 2026 and replace it with the consent order below.

It is ordered on consent that:

1. The request to review order LTB-L-082978-25 issued on January 23, 2026 is granted. The order is cancelled and cannot be enforced.
2. The tenancy between the Landlords and the Tenants is terminated unless the Tenants void this order.
3. **The Tenants may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$7,596.00 if the payment is made on or before January 31, 2026. See Schedule 1 for the calculation of the amount owing.

OR

- \$10,996.00 if the payment is made on or before February 3, 2026. See Schedule 1 for the calculation of the amount owing.
4. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after February 3, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
 5. **If the Tenant do not pay the amount required to void this order the Tenants must move out of the rental unit on or before February 3, 2026.**
 6. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$5,649.14. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
 7. The Tenants shall also pay the Landlord compensation of \$111.78 per day for the use of the unit starting January 14, 2026 until the date the Tenant move out of the unit.
 8. If the Tenants do not pay the Landlord the full amount owing on or before February 3, 2026, the Tenants will start to owe interest. This will be simple interest calculated from February 4, 2026 at 4.00% annually on the balance outstanding.
 9. If the unit is not vacated on or before February 3, 2026, then starting February 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 10. 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 February 4, 2026.

April 9, 2026
Date Issued

Karen Goncalves
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 expires on August 4, 2026 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before January 31, 2026

Rent Owing To January 31, 2026	\$13,905.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$6,495.00
Total the Tenants must pay to continue the tenancy	\$7,596.00

B. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before February 3, 2026

Rent Owing To February 28, 2026	\$17,305.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$6,495.00
Total the Tenants must pay to continue the tenancy	\$10,996.00

C. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$11,958.14
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$6,495.00
Total amount owing to the Landlord	\$5,649.14
Plus daily compensation owing for each day of occupation starting January 14, 2026	\$111.78 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	