



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-091963-25

In the matter of: 111, 50 CAPULET LANE
LONDON ON N6H0B1

Between: Drewlo Holdings Inc Landlord

And

Yousef Marie Tenants
Adham Kheil

And

Nour Kohel Unauthorized Occupant

Drewlo Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy of Yousef Marie and Adham Kheil (the 'Tenants') and evict Nour Kohel (the 'Unauthorized Occupant' or 'NK') because the Tenants transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on April 7, 2026.

The Landlord's Legal Representative, Susan Pelton, the Tenant, Adham Kheil ('AK'), and NK attended the hearing.

At the hearing the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

Determinations:

1. At the start of the hearing the Landlord's Legal Representative and AK were present and advised that they had reached a consent to terminate the tenancy.
2. AK advised that the other Tenant, Yousef Marie, already vacated the rental unit and that the 'Unknown Occupant' named in the application was actually his wife, NK, and that she was currently residing in the rental unit.
3. Given that spouse is covered under the definition of Tenant in O. Reg. 516/06 under the *Residential Tenancies Act, 2006* (the 'Act'), I raised that NK may be a tenant under the Act and, if so, NK's consent would be required to terminate the tenancy.

4. The matter was stood down so that NK could join the hearing. After she joined the hearing, the parties agreed the application ought to be amended with respect to the named unauthorized occupant from 'Unknown Occupant' to NK. Accordingly, the application and style of cause are amended.
5. At the hearing both AK and NK stated that they were in agreement to terminate the tenancy on May 31, 2026. The tenancy shall terminate in accordance with the order below.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated.
2. The Unauthorized Occupant shall move out of the rental unit on or before May 31, 2026.
3. If the unit is not vacated by May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
4. 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 June 1, 2026.
5. The Tenants shall pay the Landlord \$201.00 for the cost of filing the application by May 31, 2026.
6. If the Tenants do not pay the Landlord the full amount owing by May 31, 2026 they will owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% on the outstanding balance.

April 14, 2026
Date Issued

Rachel Gibbons
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 December 1, 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.