



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006447-26

In the matter of: 1234 PARTINGTON AVE
WINDSOR ON N9B2P4

Between: Taimoor Javed
Anam Khan

Landlords

And

Tarek Mohamed Algarousha
Julianna Riberdy

Tenants

Taimoor Javed and Anam Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Tarek Mohamed Algarousha and Julianna Riberdy (the 'Tenant') because

- the Tenant did not pay the rent that the Tenant owes.
- the Tenants have been persistently late in paying the Tenants' rent.

This application was scheduled to be heard by videoconference on April 1, 2026. The Landlord's legal representative, Dalia Taboun and the Landlords were present.

The parties reached consent and requested an order on consent confirming their agreement. I was satisfied the parties understood the terms and consequence of this order.

It is agreed that:

The parties reached consent on non-voidable order with termination date of April 2, 2026. The parties agreed this order is a full and final settlement, and it resolves all issues arising from this tenancy between the Landlords and the Tenants to the date of hearing.

The lawful rent is \$2,200.00. It is due on the 10th day of each month.

Based on the Monthly rent, the daily rent/compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.

The Landlords collected a rent deposit of \$2,200.00 from the Tenants and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy.

The total rent arrears and the application filing fee owing to April 9, 2026, are \$8,986.00, however, The Landlords agreed to waive the filing fee plus \$6,800.00 from the total rent arrears owing to April 9, 2026, in exchange to be provided with a vacant possession of the rental unit on or before April 2, 2026, and to compensate the Tenants for all issues the Tenants raised regarding this Tenancy.

The Parties agreed the total rent arrears owing to April 9, 2026, are \$2,000.00. This would be a full and final settlement of all issues arising from this tenancy to the date of hearing.

The parties understood the outcome of hearing could be different.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated on April 2, 2026.
2. The Tenants must move out on or before April 2, 2026.
3. If the unit is not vacated on or before April 2, 2026, then starting April 3, 2026, the Landlords may file this order with the Court Enforcement Office (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 Landlords on or after April 3, 2026.
5. The Tenants shall pay to the Landlord \$2,000.00 for total rent arrears and costs owing to April 9, 2026.
6. If the Tenants do not pay the Landlord the full amount owing on or before April 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from April 21, 2026, at 4.00% annually on the balance outstanding.
7. This order resolves all issues arising from this Tenancy between the Landlords and the Tenants to the date of hearing, and it is a full and final settlement.

April 9, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 3, 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.

