



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-007879-26

**In the matter of:** 1810, 125 WELLINGTON ST N  
HAMILTON ON L8R3J4

**Between:** Equiton Residential Income Fund LP Landlord

**And**

Musab Hamza Tenants  
Basil Hamza  
Mohamed AlHasen Jubartallah  
Hatim Bastawi

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict Musab Hamza, Basil Hamza, Mohamed AlHasen Jubartallah and Hatim Bastawi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on April 8, 2026.

Before the start of the hearing the Landlord's agent Laveena Sansal and the Tenant Basil Hamza, on behalf of the Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**It is ordered on consent that:**

1. The Tenant shall pay to the Landlord \$6,444.88 for arrears of rent up to April 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - a) \$1,500.00 payable on or before April 10, 2026
  - b) \$2,000.00 payable on or before April 30, 2026

- c) \$1,400.00 payable on or before May 15, 2026
  - d) \$1,544.88 payable on or before June 15, 2026
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **May 1, 2026**, through to and including **June 1, 2026**, or until the arrears are paid in full, whichever date is earliest.
  4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after **April 30, 2026**.

**April 10, 2026**  
**Date Issued**

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Diego Fernandez-Stoll  
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.