



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

File Number: LTB-L-096040-25-RV

In the matter of: 804, 35 STAVEBANK RD
MISSISSAUGA ON L5G2T7

Between: Peel Housing Corp OP as Peel Living Landlord

And

MOKHLES ATAALLA Tenants
GAMALAT GHOBRIAL

Review Order

Peel Housing Corp OP as Peel Living (the 'Landlord') applied for an order to terminate the tenancy and evict MOKHLES ATAALLA and GAMALAT GHOBRIAL (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-096040-25 issued on February 13, 2026.

On March 2, 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 March 3, 2026 interim order LTB-L-096040-25-RV-IN was issued, staying the order issued on February 13, 2026.

This request was heard by videoconference on April 13, 2026.

The Landlord's Agents, C. Aska and Sophia Dixon, the Tenant's Agent, Kyrolos Ataalla (Tenants' son), and one of the Tenants, Mikhles Ataalla, attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The request to review order LTB-L-096040-25 issued on February 13, 2026 is granted. The order is cancelled and cannot be enforced.
2. The lawful rent as of March 1, 2026 is \$1,072.00.
3. The Tenants shall pay to the Landlord \$5,860.00 for arrears of rent up to April 30, 2026 and costs.

4. The Tenants shall pay to the Landlord the amount set out in paragraph 3 in accordance with the following schedule:
 - \$325.55 on or before the 1st day of each month for the period of May 1, 2026 to September 30, 2027; and
 - \$325.56 on or before October 1, 2027.
5. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of May 1, 2026 to October 31, 2027 or until the arrears are paid in full, whichever date is earliest.
6. If the Tenants fail 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 Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the *Residential Tenancies Act, 2006* for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 17, 2026
Date Issued

Lisa Del Vecchio
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.