



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-019622-26-SA

In the matter of: 338 TIMBERLAND GATE
OAKVILLE ON L6M0Y8

Between: Doris Simcich Landlord

And

Touria Rawame Tenant
Maged Barbara

Doris Simcich (the 'Landlord') applied for an order to terminate the tenancy and evict Touria Rawame and Maged Barbara (the 'Tenants') because the Tenants did not meet a condition specified in the order issued by the LTB on November 20, 2025, with respect to application LTB-L-087798-25 & LTB-L-083130-25.

The Landlord's application was resolved by order LTB-L-019622-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019622-26 on March 9, 2026.

This motion was scheduled to be heard by videoconference on April 9, 2026. Instead, the Landlord's representative, paralegal, Lisa Barder, the Landlord, Doris Simcich, the Tenants' representative, paralegal, Cuiwen Hu and the Tenant, Touria Rawame on behalf of both Tenants participated in a mediation session. Parties reached an agreement and requested an order on consent to resolve the motion.

Agreed Facts:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is \$3,148.74. It is due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026, are \$6,121.38.
4. The Landlord incurred costs of \$186.00 for filing application LTB-L-087798-25 & LTB-L-083130-25 and is entitled to reimbursement of those costs.

5. The Landlord collected a rent deposit of \$2,900.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

On consent, it is ordered that:

1. The motion to set aside Order LTB-L-019622-26, issued on March 9, 2026, is granted.
2. Order LTB-L-019622-26, issued on March 9, 2026, is set aside and cannot be enforced.
3. The previous orders issued on November 20, 2025, with respect to LTB-L- 087798-25 and LTB-L-083130-25 are amended as follows:
4. The Tenants shall pay to the Landlord \$6,307.38 which represents arrears of rent (\$6,121.38) plus the application filing fee (\$186.00) for the period ending April 30, 2026.
5. The Tenants shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
 - \$1,000.00 on the 20th of each month, commencing April 20, 2026, to September 20, 2026 (6 months).
 - \$307.38 on or before October 20, 2026.
6. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting May 1, 2026, and continuing each month until October 1, 2026.
7. If the Tenant fails to make any one of the payments in accordance with paragraphs 5 or 6 of this order, 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 *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants and requiring that the Tenant pays any new arrears, NSF fees and related charges that became owing after April 30, 2026.
8. The Tenants shall also pay to the Landlord the lawful monthly rent on time and in full, as it comes due and owing on the 1st day of each month, for the period starting November 1, 2026, and continuing each month until April 1, 2027.
9. If the Tenants fail to comply with the conditions set out in paragraph 8 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

April 20, 2026
Date Issued

Pauline Brewster

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.