



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

File Number: LTB-L-010193-26

In the matter of: 312, 2816 SANDALWOOD DR
OTTAWA ON K1V2T6

Between: Hazelview Property Service Inc. Landlord

And

Marwane El Mghassil Tenant

Hazelview Property Service Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Marwane El Mghassil (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

Natasha Mizzi appeared as the Landlord's legal representative. The Tenant attended the hearing and was self-represented.

Through mediation, the parties consented to the following order. I was satisfied that the parties understood and agreed to the terms below.

It is ordered on consent that:

1. The tenancy terminated effective March 31, 2026.
2. The last month's rent deposit was applied to rent for March 2026.
3. The Tenant shall pay to the Landlord \$7,590.00 for arrears of rent up to the termination date of the tenancy and costs.
4. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - a) \$500.00 on or before the first day of each month commencing May 1, 2026 and concluding July 1, 2027.
 - b) \$90.00 on or before August 1, 2027.
5. If the Tenant fails to make a payment as in paragraph 4 of this order the outstanding balance will immediately become due and payable in full, with interest accruing as of the date of the breach. This will be simple interest calculated at 4.00% annually on the balance outstanding

April 21, 2026

Date Issued

Andrew Rowell

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.