



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005639-26 and LTB-T-072105-25

In the matter of: 46 WHITMER ST
MILTON ON L9T0R5

Between: Fayez Al Rifaie Landlord

And

Yaser Ghanem Tenant
Yasmeen Ghanem

Fayez Al Rifaie (the 'Landlord') applied for an order to terminate the tenancy and evict Yaser Ghanem and Yasmeen Ghanem (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent;
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Tenant applied for an order determining that:

- the Landlord substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household and withheld or interfered with their vital services or care services and meals in a care home (T1); and
- the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6).

Prior to the videoconference hearing on April 15, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Kristen Jarvis, the Landlord's Arabic translator, Dalal Alharkie, the Tenant's Representative, Bruce Parsons, the Tenant's Arabic translator, Kal Miari, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant acknowledges receipt of compensation from the Landlord as required under section 48.1 of the *Residential Tenancies Act, 2006* (the "Act"). The Landlord provided compensation by waiving the rent for the month of February 2026.
- B. Current lawful rent is due on the first of the month.
- C. There is an outstanding amount of \$11,486.00 that the Tenant is ordered to pay the Landlord under order LTB-L-071919-24, which was issued on April 25, 2025.
- D. The Landlord waives \$4000.00 from the outstanding amount under paragraph C. Therefore, the Tenant will owe only \$7486.00 to the Landlord.
- E. The Tenant will pay 50% of \$7486.00 to the Landlord on or before July 1, 2026 and 50% on or before July 31, 2026.
- F. There is no Last Month Rent deposit on file.
- G. The Landlord will remove the credit report regarding the Tenant from Open Room. If the Tenant does not pay the total amount on or before July 31, 2026, then starting August 1, 2026 the Landlord can submit another credit report regarding the Tenant to Open Room.
- H. The Landlord and the Tenant will not disparage each other publicly.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
- 2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.
- 4. The Landlord shall provide the Tenant with compensation to resolve the Tenant's application (LTB-T-072105-25) by waiving \$4000.00 out of the outstanding amount that the Tenant is ordered to pay the Landlord under order LTB-L-071919-24, which was issued on April 25, 2025.
- 5. This order resolves LTB-L-005639-26 and LTB-T-072105-25.

6. This Order settles all matters arising from this tenancy to April 15, 2026 and neither party will file any other application, action, claim or commence any proceedings against the other party related to this tenancy in any court of competent jurisdiction.

April 24, 2026
Date Issued

Monica Dairo
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.