



## **Order under Section 206 Residential Tenancies Act, 2006**

**File Number:** LTB-L-015465-26

**In the matter of:** Basement Unit (Room B), 2381 Denise Rd.  
Mississauga, ON L4X 1J2

**Between:** Osama Abdelhady Landlords  
Samah Feliefel (Mohamed)

**And**

Wilver Gonzalez Sosa Tenant

Osama Abdelhady and Samah Feliefel (Mohamed) (the 'Landlords') applied for an order to terminate the tenancy and evict Wilver Gonzalez Sosa (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlords and the Tenant filed a written agreement with the LTB on April 14, 2026, to resolve the Landlords' application.

### **Determinations:**

1. The agreement reached by the Landlords and the Tenant resolves the Landlords' application.
2. The agreement has been signed by the Landlords and the Tenant.
3. The agreement was filed with the LTB before the hearing for the Landlords' application.
4. **As a result of this order, no hearing will be held.**

### **Based on the parties' agreement, it is ordered that:**

1. The Tenant shall pay the Landlords \$936.00, which includes:
  - o \$750.00 for arrears owing up to May 17, 2026.
  - o \$186.00 for the fee paid by the Landlords for filing the application.
2. The Tenant shall pay the amount set out in paragraph 1 according to the following schedule:
  1. \$750.00 on or before April 23, 2026.
  2. \$186.00 on or before September 30, 2026.

3. The Tenant shall also pay the Landlords the full rent on or before the eighteenth (18<sup>th</sup>) day of each month for the period from May 2026 up to and including September 2026, or until all arrears in paragraph 1 have been paid, whichever is sooner.
4. CONSEQUENCES OF BREACH: If the Tenant does not make any of the payments required in paragraphs 2 or 3 in full and on time:
  - a. The Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant, and for the payment of any new arrears of rent and NSF charges not already ordered under paragraph 1 of this order. The Landlords must make the application within 30 days of a breach of a condition set out in paragraph 2 or 3. This normally results in the LTB issuing an eviction order without a hearing being held.

**OR**

- b. The Landlords may ask the LTB to reopen the application no later than 30 days after the Tenant's breach. This will result in a hearing at the LTB.
5. Either the Landlords or the Tenant can ask the LTB to reopen the application within 30 days from the date this order is issued if they believe the other party forced them to enter into the agreement, or if the other party deliberately made false or misleading misrepresentations that had a material effect on the agreement and the order issued.

**April 21, 2026**  
**Date Issued**

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Alicia Johnson  
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.