



**Order under Section 89 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-050249-25

In the matter of: 411, 250 SOUTH CARRIAGE RD
LONDON ON N6G0A1

Between: Drewlo Holdings Inc. Landlord

And

Almotaz Farhat Former Tenant

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Almotaz Farhat (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

Drewlo Holdings Inc. (the 'Landlord') applied for an order requiring Almotaz Farhat (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on April 20, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Susan Pelton. Also in attendance was the Landlord's witness, Lacey Dzirjak.

The parties before the Board consented to the following order:

On consent, it is ordered that:

1. The Former Tenant shall pay to the Landlord \$650.00 in full and final resolution of the Landlord's L10 application and is inclusive of the application filing fee.
2. If the Former Tenant does not pay the Landlord the full amount owing on or before May 19, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from May 20, 2026 at 4.00% annually on the balance outstanding.

April 24, 2026
Date Issued

Sonia Anwar-Ali
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.