



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013595-26

In the matter of: 709, 4677 GLEN ERIN DR
MISSISSAUGA ON L5M2E3

Between: Ahmed Elakrat Landlords
Abdel Rahman Elakrat

And

Tanveer I Khawaja Tenant

Ahmed Elakrat and Abdel Rahman Elakrat (the 'Landlords') applied for an order to terminate the tenancy and evict Tanveer I Khawaja (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on April 21, 2026. Before the start of the hearing, the Landlords' Representative, Judith Callender, the Landlord, Ahmed Elakrat and the Tenant advised that the parties had reached an agreement. The Tenant met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective April 30, 2026, with enforcement provisions. This is a final termination and is non voidable.
- b) The rent arrears owing to April 30, 2026, and costs are \$17,986.00.
- c) There is no last month's rent deposit.
- d) The Landlords currently hold a \$300.00 key deposit, which will be credited toward the arrears once the keys are returned
- e) The Tenant advised that there is a payment allegedly made in January 2026 which is not currently reflected on the Landlords' ledger. If the Tenant is able to provide satisfactory

proof of that payment, the Landlords agree that the amount will be credited against any outstanding arrears.

On consent, it is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated effective April 30, 2026. **The Tenant must move out of the rental unit on or before April 30, 2026.**
2. The Tenant shall pay to the Landlords **\$17,986.00** which represents arrears of rent for the period ending April 30, 2026 (\$17,800.00) and the application filing fee (\$186.00).
3. If the Tenant does not pay the Landlords the full amount owing on or before April 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 May 1, 2026.

April 29, 2026
Date Issued

Sarah Visnovec
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.