



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

File Number: LTB-L-086909-25

In the matter of: Upper Level, 1957 NORTHWAY AVE
WINDSOR ON N9B0A3

Between: MD RAJIB ALAM UZZAL (a.k.a. MD RAJIB
UL ALAM UZZAL) Landlords
SYEDA RUBYAT SHAHID

And

MOHAMAD BASHAR AL ASFARY Tenants
JOUMMANA MUALEM

MD RAJIB ALAM UZZAL (a.k.a. MD RAJIB UL ALAM UZZAL) and SYEDA RUBYAT SHAHID (the 'Landlord') applied for an order to terminate the tenancy and evict MOHAMAD BASHAR AL ASFARY and JOUMMANA MUALEM (the 'Tenants') because:

- the Tenants did not pay the rent that the Tenants owe (L1 Application); and
- the Tenants have been persistently late in paying the Tenants' rent;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant (L2 Application).

The application was heard by videoconference on April 21, 2026. The Landlord, MD Rajib Alam Uzzal (a.k.a. MD Rajib UL Alam Uzzal), the Landlords' legal representative, Kristen Jarvis, the Tenants, Mohamad Bashar Al Asfary, Joummama Mualem, Malaka Asfari and Faadel Al Asfari and the Tenants' legal representative, Justin Levesque attended the hearing.

Before the start of the hearing the parties advised that they had reached an agreement. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. On the application Mohamad Bashar Al Asfary, Joummama Mualem, Malaka Asfari and Faadel Al Asfari are named as Tenants. The parties mutually requested to amend the application to remove Malaka Asfari and Faadel Al Asfari as parties/tenants. Therefore, throughout this order, Mohamad Bashar Al Asfary and Joummama Mualem are referred to as the only Tenant.

2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on October 31, 2025.
4. The rent arrears owing to October 31, 2025 are \$2,328.96.
5. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.
6. The Landlords waive the amount of \$2,514.96 which represents arrears of rent (\$2,328.96) to October 31, 2025 plus the application fee (\$186.00) in exchange for the Tenants' agreement not to request the return of the refrigerator and stove currently remaining in the rental unit.

On consent it is ordered that:

1. The application is amended to remove Malaka Asfari and Faadel Al Asfari as parties/tenants.
2. The tenancy between the Landlords and the Tenants is terminated as of October 31, 2025, the date the Tenants moved out of the rental unit.
3. If the unit is not vacated on or before October 31, 2025, then starting November 1, 2025 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 November 1, 2025.
5. This Order settles all matters arising from this tenancy 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. This includes, but is not limited to, monetary compensation or otherwise.

April 24, 2026

Date Issued

Floredana Ungureanu

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.