



Order under Section 30 Residential Tenancies Act, 2006

File Numbers: LTB-T-092236-24
LTB-T-060793-24
LTB-L-068112-25

In the matter of: 1, 19 MUNN ST
HAMILTON ON L8V 1J8

Between: Gabrielle Lock
George Elias Haddad Tenants

and

Seif El-Shaly Landlord

Gabrielle Lock and George Haddad (the 'Tenants') applied for an order determining that Seif El-Shaly (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;
- withheld or interfered with their vital services or care services and meals in a care home;
- 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.

The Landlord applied for an order requiring the Tenants to pay:

- the rent and daily compensation that the Tenants owes;
- the Landlord's reasonable out-of-pocket costs that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Former Tenants 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.

This application was heard by videoconference on April 22, 2026.

The Tenants and their representative, Keisha Knibbs, and the Landlord's representative, Kristen Jarvis, and the Landlord's witness, Liz Coloso, attended the hearing.

At the hearing the parties reached an agreement with respect to all three applications. The Landlord's representatives consented on behalf of her client and Gabrielle Lock consented on behalf of the Tenants.

On consent of the parties, it is ordered that:

1. The tenancy between the parties terminated on December 12, 2024, when the Tenants moved out of the rental unit.
2. The Tenants' applications (LTB-T-092236-24, LTB-T-060793-24) are withdrawn.
3. The Landlord's application (LTB-L-068112-25) is withdrawn.
4. The last months' rent deposit of \$2,900.00 has been applied to the final month of the tenancy, and the interest owing on the deposit has been applied towards any outstanding rental arrears. As a result, no further amounts are owed by either party.
5. The parties waive any filing fees.
6. This agreement resolves all issues between the parties arising from the tenancy.

April 24, 2026
Date Issued

Adeela Alvez
Member, Landlord and Tenants 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.