



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-010963-26

In the matter of: 103-598 Silverbirch Rd.
Waterloo, ON N2L4R5

Between: Williams & McDaniel Property Management Landlord

And

Obada Al-Sayed Tenant

Williams & McDaniel Property Management (the 'Landlord') applied for an order requiring Obada Al-Sayed (the 'Tenant') to pay the rent owed.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on April 27, 2026.

The Landlord's Representative, John Anderson, the Landlord's Agent, Aaron Willing, and the Tenant attended the hearing.

The Tenant met with Tenant Duty Counsel prior to the commencement of the hearing.

At the hearing the parties consented to the following terms and conditions. I was satisfied that the parties provided informed consent.

It is agreed that:

1. The Tenant vacated the rental unit on February 7, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from February 1, 2026, to April 30, 2026.
3. The lawful rent is \$1,995.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.

5. The Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent ends on April 30, 2026, in accordance with section 88(1)2 of the Act, which requires that rent arrears end on the earliest possible termination date that could have been specified if the Tenant had given notice.
6. The rent arrears and daily compensation owing to April 30, 2026, are \$5,985.00.
7. The Landlord collected a rent deposit of \$1,995.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
8. Interest on the rent deposit, in the amount of \$30.07 is owing to the Tenant for the period from August 12, 2025, to April 30, 2026.
9. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 1 cheque given by or on behalf of the Tenant which was returned NSF.
10. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,165.93. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application and unpaid NSF charges minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before July 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from August 1, 2026, at 4.00% annually on the balance outstanding.

May 5, 2026
Date Issued

Ken Audziss
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.