



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-097021-25

In the matter of: 7155 Lowville heights
MISSISSAUGA ON L5N8M2

Between: Essam Ayoub Tenant

And

Ammar Altowaji Landlord

Essam Ayoub (the 'Tenant') applied for an order determining that Ammar Altowaji (the 'Landlord') gave a notice of termination in bad faith.

Prior to the videoconference hearing on May 4, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Haider Khan, the Landlord, and the Tenant, Rahaf Alsharbaji and Essam Ayoub, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant is no longer in possession of the unit.
- B. The tenancy was terminated on October 15, 2024, which was the date the Tenant moved out of the unit.

It is ordered on consent that:

- 1. The total amount the Landlord shall pay the Tenant is \$1,500.00 for general compensation.
- 2. The Landlord shall pay the Tenant the full amount owing by May 4, 2026.
- 3. If the Landlord does not pay the Tenant the full amount owing by May 4, 2026, the Landlord will owe interest. This will be simple interest calculated from May 5, 2026 at 4.00% annually on the balance outstanding.

4. With the exception of the collection of any money that comes due as a result of this order, this order settles all matters arising from this tenancy to May 4, 2026 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.

May 11, 2026
Date Issued

Monica Dairo
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.