



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

File Number: LTB-L-014842-26

In the matter of: 1353 ORR TERR
MILTON ON L9E0B7

Between: NOMAN SHAHEEN Landlord

And

ADEL WILLIAMS Tenants
MONA KARAM KOLT GHATTAS

NOMAN SHAHEEN (the 'Landlord') applied for an order to terminate the tenancy and evict ADEL WILLIAMS and MONA KARAM KOLT GHATTAS (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by videoconference on April 29, 2026. The Landlord Noman Shaheen, the Landlord's Representative Samila Waslat, and the Tenant Adel Williams engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties mutually agreed to resolve all matters at issue in the application, as well as issues relating to the tenancy up to the day of the mediation, and requested an order on consent. After reviewing the terms, I was satisfied that the parties understood the consequences of the order on consent. I did not determine the application on its merits.

Agreed facts:

1. As of the hearing date, the Tenants are still in possession of the rental unit.
2. The lawful rent is \$3,200.00. It is due on the 15th day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$105.21. This amount is calculated as follows: $\$3,200.00 \times 12$, divided by 365 days.
4. The rent arrears owing to May 14, 2026, are \$19,200.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$1,835.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$329.43 is owing to the Tenants for the period from May 1, 2016, to April 29, 2026.
8. The interest shall be applied to the rental arrears.
9. The Landlord shall pay to the Tenants \$500.00 for repairs, and this shall also be applied to the arrears.
10. The Tenants owe the Landlord \$2,698.57 for water utility bills, and this is added to the total amount due.
11. The Tenants shall pay the lawful rent with a daily rate of \$105.21 from May 15 to 20, 2026, for a total of \$526.05.
12. In total, the Tenants owe the Landlord \$19,946.19.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 20, 2026.
2. If the unit is not vacated on or before May 20, 2026, then starting May 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 21, 2026.
4. The Tenants shall also pay the Landlord compensation of \$105.21 per day for the use of the unit starting May 21, 2026, to the date the Tenants move out of the unit.
5. The Tenants shall pay the Landlord \$19,946.19 as follows:
 - a) Starting August 1, 2026, for a period of 16 consecutive months, the Tenants shall make monthly payments of \$1,200.00 to the Landlord due on or before the 1st day of every month.
 - b) The Tenants shall make one last payment of \$746.19 on or before December 1, 2027.
6. Should the Tenants fail to make the above-said payments under paragraph 5 in full and on time, the entire remaining outstanding balance shall become due and payable forthwith under this Order. The Tenants will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting on the date the amount was due. The Landlord has the right to collect the balance outstanding under this Order on Consent.

7. This order on consent is in full and final settlement of all issues arising from this tenancy to April 29, 2026.

May 11, 2026

Date Issued

Isabelle Bouvier

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 of the Tenant expires on November 21, 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.