



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

File Number: LTB-L-018683-26

In the matter of: 1409, 1547 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3X8

Between: Morguard NAR Canada Limited Partnership Landlord

And

Ahmad Abdul Ghani Tenant
Ayat Azzam

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Abdul Ghani and Ayat Azzam (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on May 14, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Natalia Abiniakine, and the Tenant participated in the mediation. The Tenant, Ayat Azzam, also represented the interests of Ahmad Abdul Ghani, who did not attend the mediation. The Tenant also consulted with Tenant Duty Counsel prior to 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. As of the hearing date, the Tenant was still in possession of the rental unit.
- B. The lawful rent is \$2,775.00. It is due on the 1st day of each month.
- C. Based on the Monthly rent, the daily rent/compensation is \$91.23. This amount is calculated as follows: \$2,775.00 x 12, divided by 365 days.
- D. The Tenant has not made any payments since the application was filed.
- E. The rent arrears owing to May 31, 2026 are \$12,648.59.

- F. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$14.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
- G. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- H. The Landlord collected a rent deposit of \$2,775.00 from the Tenant 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.
- I. Interest on the rent deposit, in the amount of \$21.39 is owing to the Tenant for the period from January 1, 2026 to May 14, 2026.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 31, 2026.
- 2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing, the cost of filing the application, and unpaid NSF charges. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
- 3. As of the date of the hearing, the Tenant owes the Landlord \$8,594.42. See Schedule 1 for the calculation of the amount owing.
- 4. The Tenant shall also pay the Landlord compensation of \$91.23 per day for the use of the unit starting May 15, 2026 to the date the Tenant moves out of the unit.
- 5. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.
- 6. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 7. 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 June 1, 2026.

May 19, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on December 1, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To May 14, 2026	\$11,150.81
Application Filing Fee	\$186.00
NSF Charges	\$54.00
Less the amount of the last month's rent deposit	-\$2,775.00
Less the amount of the interest on the last month's rent deposit	-\$21.39
Total amount owing to the Landlord	\$8,594.42
Plus daily compensation owing for each day of occupation starting May 15, 2026	\$91.23 (per day)