



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

File Number: LTB-L-018257-26

In the matter of: 902, 80 CAPULET LANE
LONDON ON N6H0B4

Between: DREWLO HOLDINGS INC. Landlord

And

BADR KHEIL Tenant
SAMR KHEIL

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

DREWLO HOLDINGS INC. (the 'Landlord') applied for an order requiring BADR KHEIL and SAMR KHEIL (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 13, 2026.

The Landlord's legal representative Anna Glen and the first named Tenant attended the hearing.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from November 1, 2025 to December 31, 2026.
3. The lawful rent is \$2,275.00. 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 rent arrears owing to May 31, 2026 are \$4,550.00.
6. The Tenant in attendance Badr Kheil submitted that he has moved out of the rental unit and wanted the Landlord to remove his name from the lease.

7. The Landlord's representative submitted that the Landlord was not open to making such changes despite the post marital arrangements that may be in place between the Tenants as both are outlined in the lease agreement with the Landlord.
8. Effectively, this is a joint tenancy, where the interests of one party may not be terminated as all owners have an equal and undivided interest in the entire property. So, while the first named Tenant has moved out due to a breakdown in the relationship, when rent arrears arise, the liability is also jointly held.
9. The Landlord is entitled to \$20.00 to reimburse the Landlord for administration charges and \$5.00 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.
11. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant shall pay to the Landlord \$4,761.00. This amount includes rent arrears owing up to May 31, 2026 and the cost of the application and unpaid NSF charges.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 1, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.

May 21, 2026
Date Issued

Alicia Johnson
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.