



Order under Section 69 Residential Tenancies Act, 2006

Citation: Claridge Homes (Albert) LP v Al Mubaied, 2026 ONLTB 41185

Date: 2026-05-26

File Number: LTB-L-020313-26

In the matter of: 1706, 383 ALBERT ST
OTTAWA ON K1R0C8

Between: Claridge Homes (Albert) LP

Landlord

And

Fares Al Mubaied
Karim Al Mubaied
MKHD Aiman Almbied
Olha Nadzhy

Tenants

Claridge Homes (Albert) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Fares Al Mubaied, Karim Al Mubaied, MKHD Aiman Almbied and Olha Nadzhy (the 'Tenants') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 21, 2026.

Only the Landlord's Legal Representative David Lyman attended the hearing.

The Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,630.00. It is due on the day day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$86.47. This amount is calculated as follows: \$2,630.00 x 12, divided by 365 days.
5. The rent arrears owing to May 31, 2026 are \$15.23.
6. The Landlord's claim for NSF fees was denied. The fees were not incurred because a cheque had been returned.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), including whether the Landlord attempted to negotiate a repayment agreement with the Tenant, and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.
9. The Landlord withdrew their request for an eviction and requested an order for the remaining arrears and the application only to be paid.

It is ordered that:

1. The Tenants shall pay to the Landlord \$201.23. This amount includes rent arrears owing up to May 31, 2026, and the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before June 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 27, 2026, at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Robert Patchett
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.