



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

File Number: LTB-L-019293-26

In the matter of: Basement Unit, 1143 LINCOLN RD
WINDSOR ON N8Y2H6

Between: First National Financial GP Corporation Landlord

and

Ala'eldin Hendawi Tenant

First National Financial GP Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Alaa Hendawi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 20, 2026.

The Landlord's Legal Representative, James Butson, the Landlord's Agent, Danny Sougaris, and the Tenant attended the hearing. The Tenant spoke with Tenant Duty Counsel prior to the start of the proceeding.

At the hearing, the parties consented to the following order:

At the hearing, the parties agreed that:

1. The Landlord is a mortgagee in possession and is the deemed landlord.
2. The lawful rent is \$600.00. It is due on the 1st of the month.
3. The rent arrears owing to May 31, 2026, are \$4,200.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Tenant will move out of the rental unit or before May 26, 2026.
6. If the Tenant moves out of the rental on or before May 26, 2026, then the Tenant will pay the Landlord \$2,600.00 in full satisfaction of all arrears and the cost of filing this application and the Landlord will waive their entitlement to any arrears and cost above this amount.

7. If the Tenant does not move out of the rental unit on or before May 26, 2026, then the full amount of arrears and cost will become immediately due and payable, and the Tenant will owe compensation for each day they remain in the rental unit until they move out.
8. Additionally, if the Tenant does not move out of the rental unit on or before May 26, 2026, then starting May 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sherriff) so that the eviction may be enforced.

On consent of the parties, it is ordered 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 26, 2026.
2. If the unit is not vacated on or before May 26, 2026, then starting May 27, 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 27, 2026.
4. If the Tenant moves out of the rental unit on or before May 26, 2026, then the Tenant shall pay the Landlord \$2,600.00.
5. If the Tenant moves out of the rental unit and does not pay the Landlord the amount in paragraph 4 on or before May 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 27, 2026, at 4.00% annually on the balance outstanding.
6. If the Tenant does not move out of the rental unit on or before May 26, 2026, the Tenant shall pay the Landlord \$4,386.00.
7. If the Tenant does not move out of the rental unit on or before May 26, 2026, the Tenant shall also pay the Landlord compensation of \$19.73 per day for the use of the unit starting May 27, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not move out of the rental unit on or before May 26, 2026, the Tenant will start to owe interest on the full amount owing. This will be simple interest calculated from May 27, 2026, at 4.00% annually on the balance outstanding.

May 26, 2026
Date Issued

Rebecca Case
Vice Chair, 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 expires on November 27, 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.