



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

File Number: LTB-L-017752-26

In the matter of: C, 1659 WINDSOR AVE.
WINDSOR ON N8X 3M5

Between: Zaman Saadallah Minas Landlord

and

Wissam Khalil
Dima Abed Yousef Tenants

Zaman Saadallah Minas (the 'Landlord') applied for an order to terminate the tenancy and evict Wissam Khalil and Dima Abed Yousef (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 19, 2026.

The Landlord and the Tenants attended the hearing.

Determinations:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on February 28, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit.
3. The lawful rent is \$2,100.00. It was due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. It is undisputed that the rent arrears owing to February 28, 2026, are \$2,100.00.
6. It is also undisputed that the Landlord collected a rent deposit of \$2,100.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
7. Interest on the rent deposit, in the amount of \$78.11 is owing to the Tenants for the period from August 1, 2024, to February 28, 2026.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of February 28, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$107.89. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before June 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

May 25, 2026

Date Issued

Adeela Alvez

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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$2,100.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$2,100.00
Less the amount of the interest on the last month's rent deposit	- \$78.11
Total amount owing to the Landlord	\$107.89