



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

File Number: LTB-L-016561-26

In the matter of: 75, 5305 GLEN ERIN DR
MISSISSAUGA ON L5M5N7

Between: HESHAM ELZOGHBY Landlord

And

HATEM MASAMRA Tenant

HESHAM ELZOGHBY (the 'Landlord') applied for an order to terminate the tenancy and evict HATEM MASAMRA (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

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

The Landlord's Legal Representative, Naseer Ahmed, the Landlord and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters in issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. Both parties acknowledge that the one month's compensation has been paid to the Tenant.
2. The tenancy between the Landlord and the Tenant for the property known as 75, 5305 Glen Erin Drive, Mississauga, Ontario (the rental unit) will be terminated as of May 21, 2026.
3. If the Tenant does not vacate the rental unit by May 21, 2026, the Landlord may file this Order with the Sheriff on May 22, 2026 to enforce the eviction of the Tenant.

4. The parties acknowledge and confirm that the Landlord collected a last month's rent deposit on June 29, 2020 in the amount of \$2,800.00. As the Landlord has not yet paid any interest, the interest owing to the Tenant is \$296.28. As such, the Landlord owes the Tenant \$3,096.28.
5. The parties acknowledge and confirm that the prorated rent for the period, May 1, 2026 to May 21, 2026 is \$2,243.84.
6. The parties acknowledge and confirm that they will perform the calculations necessary to ensure that the Landlord has been paid for the May 1-21, 2026 rental period and that the Tenant has been paid his last month's rent and accumulated interest.

June 1, 2026
Date Issued

Carrie Bertrand
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.