



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021581-26

In the matter of: 3038 HEARDCREEK TRAIL
LONDON ON N6G 2S7

Between: Omar Hiweish Landlord

And

Tamer Qandil Tenants
Omar Qandil
Randa Qandil
Maya Haiwi

Omar Hiweish (the 'Landlord') applied for an order to terminate the tenancy and evict Tamer Qandil, Omar Qandil, Randa Qandil and Maya Haiwi (the 'Tenant's') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 28, 2026.

The Landlord's Representative, Carmen Dawdy, the Landlord, Omar Hiweish and the Tenant, Tamer Qandil attended the hearing. The Tenant present confirmed he had the authority to consent on behalf of the Tenants, Omar Qandil, Randa Qandil and Maya Haiwi who were not present at the hearing. The parties agreed to participate in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent.

I was satisfied the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for June 19, 2026.
2. The parties agreed the Landlord will pay the Tenants \$5,000.00 in a full and final settlement between the Tenants and the Landlord provided the Tenants vacate the rental on June 19, 2026. Once the payment is made to the Tenant, Tamer Qandil, this is a full and final release for the Tenants and Landlord, Omar Hiweish.
3. As of the hearing date, the Tenants were still in possession of the rental unit.
4. The lawful rent is \$2,500.00. It is due on the 1st day of each month.

5. Based on the Monthly rent, the daily rent/compensation is \$82.19. This amount is calculated as follows: $\$2,500.00 \times 12$, divided by 365 days.
6. There is no last month's rent deposit.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated on June 19, 2026.
2. The Landlord shall pay the Tenants \$5,000,00 on or before June 20, 2026, as a full and final resolution of all issues in this tenancy to May 28, 2026, between the Tenants and the Landlord, Omar Hiweish as a clean swept condition.
3. If the Tenants vacate the rental until on or before June 19, 2026, and the Landlord does not pay the amount owing in paragraph (2), the Landlord will start to owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.
4. If the Tenants do not vacate the rental unit on or before June 19, 2026, the Landlord shall not pay the \$5,000,00.
5. Once the payment of \$5,000,00 is given to Tenant, Tamer Qandil, this is a full and final release for all parties.
6. If the unit is not vacated on or before June 19, 2026, then starting June 20, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 June 20, 2026.
8. If the unit is not vacated on or before June 19, 2026, then starting June 20, 2026, the Tenants shall pay the Landlord compensation of \$82.19 per day for the use of the unit starting June 20, 2026, until the date the Tenants move out of the unit.

June 8, 2026
Date Issued

Tanya Speedie
Hearings Officer, 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 December 20, 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.

