



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

File Number: LTB-L-018488-26

In the matter of: 8438 HWY 7
GUELPH ERAMOSIA ON N0B 2K0

Between: RAJDEEP SINGH Landlord

And

FADEEL ABOUD Tenants
VALANTINA ABOUD

RAJDEEP SINGH (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict FADEEL ABOUD and VALANTINA ABOUD (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on June 3, 2026 via video teleconference on VC line 125. The Landlord's Legal Representative Vengayi Kanyere attended with the Landlord. The Tenants attended and were self-represented.

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

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of June 30, 2026. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. 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 July 1, 2026.

The Tenants shall pay the Landlord \$113.42 per day in compensation for the use of the unit from July 1, 2026 to the date the Tenants vacate the unit.

2. There is no last month's rent deposit.

3. The Tenants owe to the Landlord the total sum of arrears of \$34,936.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including June 30, 2026 as of today's date of June 3, 2026.
4. The Tenant Valantina Aboud no longer resides at the residential property as she terminated her tenancy and vacated the property on or about September 5, 2025. Therefore the parties agreed that Valantina Aboud will only be required to pay 50 % of the arrears owing to September 2025. The total arrears owing to September 2025 is \$5,700.00 plus the application filing fee of \$186.00 which is \$5,886.00. Valantina Aboud has agreed to pay 50 % of this total of \$5,886.00 which is \$2,943.00 which includes \$93.00 as 50 % of the application filing fee.
5. The former Tenant, Valantina Aboud, shall pay this total sum of \$2,943.00 noted in paragraph 4 according to the date and amount of each payment as follows:
 - a) On or before July 20, 2026 and on or before the 20th (twentieth) day of each consecutive month thereafter for the next 4 months (5 months total including the start date) up to and including November 20, 2026 the former Tenant, Valantina Aboud shall pay the amount of \$588.60 per month towards the arrears.
6. If the former Tenant, Valantina Aboud defaults on any one of the payments noted in paragraph 5, then at the time of default any outstanding balances shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.
7. On July 1, 2026 the remaining balance of arrears in the amount of \$31,993.00 (\$34,936.00 - \$2,943.00 partial payment by former Tenant Valantina Aboud = \$31,993.00) that the parties agreed is payable by the sole remaining Tenant Fadeel Aboud whom continues to reside in the residential property, shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

June 11, 2026
Date Issued

Chris Jackson
Hearing 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 January 1, 2027 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.