



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

File Number: LTB-L-028927-26

LTB-L-019199-26

In the matter of: 246 HANSARD DR
WOODBIDGE ON L4H0W1

Between: ALAA SABBAGH Landlord

And

YOKHANNA SHEBA Tenants
MARLEEN DAWOOD

LTB-L-028927-26 – L1 Application

ALAA SABBAGH (the 'Landlord') applied for an order to terminate the tenancy and evict YOKHANNA SHEBA and MARLEEN DAWOOD (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

LTB-L-019199-26 – L2 Application

ALAA SABBAGH (the 'Landlord') also applied for an order to terminate the tenancy and evict MARLEEN DAWOOD and YOKHANNA SHEBA A (the 'Tenants') because the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard by video conference on June 11, 2026. Before the start of the hearing, the Landlord's Representative, Vanessa Palumbo, the Landlord, and Yokhanna Sheba, on behalf of the Tenants, advised that the parties had reached an agreement. The Tenant declined the opportunity to speak with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) File LTB-L-019199-26 will be resolved as a result of this order.

- b) The Tenants shall pay the arrears to the Landlord's legal representative, in trust, by certified funds.
- c) The parties confirm that the raccoon issue has been resolved. The Tenants agrees to repair the hole in the garage area leading to the attic.

On consent, it is ordered that:

LTB-L-028927-26 – L1 Application

1. The Tenants shall pay to the Landlord **\$31,386.00** which represents the arrears of rent (\$31,200.00) and costs (\$186.00) outstanding for the period ending July 10, 2026, on or before June 24, 2026.
2. If the Tenants fail to make the payment in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after July 10, 2026.

LTB-L-019199-26 – L2 Application

3. The Tenants shall pay to the Landlord the lawful monthly rent in full and on time on or before the eleventh (11th) of each month starting July 11, 2026, through to and including December 11, 2027.
4. If the Tenants fail to comply with the conditions set out in paragraph 3 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

June 18, 2026
Date Issued

Sarah Visnovec
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.