



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-082135-25-RV

In the matter of: Upper Unit, 86 Talbot St W
Leamington ON N8H1M6

Between: Bechara Daher Landlord

And

Emad Alshibli Tenants
Shabani Sumbya
Paul Bonnick

Review Order

Bechara Daher (the 'Landlord') applied for an order to terminate the tenancy and evict Emad Alshibli, Shabani Sumbya, and Paul Bonnick (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (hereafter referred to as the 'L1 Application').

The L1 Application was heard on December 8, 2025, and resolved by the order LTB-L-082135-25, issued on January 7, 2026.

On January 28, 2026, the Tenants requested a review of the order LTB-L-082135-25, issued on January 7, 2026, and that the order be stayed until the request to review the order is resolved.

On January 29, 2026, the interim order LTB-L-082135-25-RV-IN was issued, staying the order LTB-L-082135-25, issued on January 7, 2026.

The request to review was heard on April 14, 2026. Pursuant to the interim order LTB-L-082135-25-RV-IN2, issued on May 13, 2026, the Tenants' request to review the order LTB-L-082135-25, issued on January 7, 2026, was granted, and the L1 Application was directed to be re-heard.¹

The L1 Application was re-heard by videoconference on June 2, 2026.

Only the Landlord's Legal Representative, Mark Sarkis Gebriel, attended the hearing.

As of 1:21pm, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

¹ Rule 26.16 of the Board's *Rules of Procedure*.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (the 'N4 Notice'). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on December 31, 2025. Rent arrears are calculated up to the date the Tenants vacated the unit.
4. The lawful rent was \$1,800.00. It was due on the first (1st) day of each month.
5. The Tenants have paid \$1,562.00 to the Landlord since the application was filed.
6. The rent arrears owing to December 31, 2025, are therefore in the amount of \$6,624.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The order LTB-L-082135-25, issued on January 7, 2026, is replaced with the following:
2. The tenancy between the Landlord and the Tenants is terminated as of December 31, 2025, the date the Tenants moved out of the rental unit.
3. The Tenants shall pay to the Landlord \$6,810.00. 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. *See Schedule 1 for the calculation of the amount owing.*
4. If the Tenants do not pay the Landlord the full amount owing on or before June 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 29, 2026, at 4.00% annually on the balance outstanding.

June 17, 2026
Date Issued

Alexandre Traboulsi
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	\$8,186.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,562.00
Total amount owing to the Landlord	\$6,810.00