



**Amended Order
Order under Section 88
Residential Tenancies Act, 2006**

File Number: LTB-L-006783-26

In the matter of: B7, 2770 YONGE ST
TORONTO ON M4N2J3

Between: Strathgowan Apartments Landlord

And

Israa Abdul Jaleel Tenant
Mohammed Sunaallah

This amended order is issued to correct a clerical error in the original order issued on June 16, 2026. The amendments have been bolded and underlined for easy reference. The rest of the order remains unchanged.

Strathgowan Apartments (the 'Landlord') applied for an order **requiring** Israa Abdul Jaleel and Mohammed Sunaallah (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 9, 2026. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord's Representative, Patty Duwyn, the Landlord's Agent, Sila Chopra, the Tenant's Translator, Jenan Mazraeh, and the Tenant, Israa Abdul Jaleel and Mohammed Sunaallah, attended.

I am satisfied that the parties understand the terms and consequences of their consent.

Agreed Facts:

1. **The Tenants vacated the rental unit after giving notice that was not in accordance with the Ac. The Landlord re-rented the rental unit for April 1, 2026.**
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on January 31, 2026.
4. The lawful rent is \$1,675.00. It was due on the 1st day of each month.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2026, are \$5,025.00.

7. The Landlord and Tenant have agreed **the Tenants will make a payment of** \$3,000.00 as a full and final resolution to all issues related to this tenancy.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,675.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy terminated.
10. Interest on the rent deposit, in the amount of \$20.43 is owing to the Tenant for the period from September 1, 2025, to March 31, 2026.
11. The Landlord has agreed to provide the Tenants with 18 months to pay off the outstanding arrears of \$3,000.00.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of March 31, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,000.00 **as a full and final resolution to all issues related to this tenancy as agreed.**
3. If the Tenant does not pay the Landlord the full amount owing on or before December 31, 2027, the Tenant will start to owe interest. This will be simple interest calculated from January 01, 2028, at 4.00% annually on the balance outstanding.

June 16, 2026

Date Issued

Sumathi Dhanapal

Hearings Officer, Landlord and Tenant Board

June 18, 2026

Date Order Amended

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.