



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-031081-26

In the matter of: unit #70, 4635 REGENTS TERR
MISSISSAUGA ON L5R1X6

Between: Randall Osuch Landlord
Judy Kaali Nagy

And

Taha El Farraj Tenant

Randall Osuch and Judy Kaali Nagy (the 'Landlord') applied for an order to terminate the tenancy and evict Taha El Farraj (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was to be heard by videoconference on June 17, 2026. The Landlord, Randall Osuch, The Landlord's representative, Sergey Bogdanov, the Tenant, Taha El Farraj, and the Tenant's support person, Aws El Majali attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,500.00. It is due on the 1st day of each month.
3. The Tenant has paid \$10,186.00 to the Landlord since the application was filed.
4. The rent arrears owing to June 30, 2026 are \$(186.00).
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. There are no rent arrears owing by the Tenant for the period ending June 30, 2026.
2. The Tenant has voided the voided the L1 portion of the order.
3. For a period of twelve consecutive months, starting on July 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on or before the first day of each month to June 1, 2027.
4. If the Tenant fails to make any of the payments in paragraph 3 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

June 22, 2026

Date Issued

John Russett

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.