



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

File Number: LTB-L-027382-26

In the matter of: 616, 41 WARRENDER AVE
ETOBICOKE ON M9B5Z6

Between: PRINCESS APARTMENTS 41 WARRENDER AVENUE Landlord

And

DANA GHASSAN SAID ABBAS Tenant
WESAM GEHAD MOH EL-HALAWANI

PRINCESS APARTMENTS 41 WARRENDER AVENUE (the 'Landlord') applied for an order to terminate the tenancy and evict DANA GHASSAN SAID ABBAS and WESAM GEHAD MOH EL-HALAWANI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 17, 2026. The Landlord's legal representative, Sabrina Marchionne and the Tenant, Wesam Gehad Moh El-Halawani attended the hearing and participated in mediation. Wesam Gehad Moh El-Halawani had authorization to consent on behalf of all tenants.

Before the start of the hearing, the parties advised that they had reached an agreement. As a result of the resolution discussion, 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 terms and consequences of their consent.

Agreed Facts:

1. The lawful monthly rent is \$2,478.24. It is due on the 1st day of each month.
2. The arrears of rent owing to June 30, 2026, inclusive of the application filing fee of \$186.00 are \$24,194.18.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$24,194.18, which represents the arrears of rent owing to June 30, 2026 and the application filing fee of \$186.00.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a. A payment of \$2,000.00 on or before June 18, 2026;
 - b. A payment of \$1,800.00 on or before June 30, 2026;
 - c. A payment of \$11,500.00 on or before July 15, 2026;
 - d. Payments of \$1,300.00 on or before the 15th of each month starting August 15, 2026, and continuing each month until November 15, 2026 and
 - e. A final payment of \$3,694.18 on or before December 15, 2026.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period July 1, 2026, to December 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance owed to the Landlord by the Tenant shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 22, 2026
Date Issued

Britney Sooknanan
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.