



Order under Section 87(1)  
**Residential Tenancies Act, 2006**

**File Number:** TEL-15699-21

**In the matter of:** 1610, 80 MORNELLE COURT  
TORONTO ON M1E4P8

**Between:** Q Res IV Operating GP Inc. Landlord

**and**

Aabdelrahman Hamed Landlord  
Abdelsamie Hamed Landlord  
Mostafa Hamed Landlord  
Samia Ibrahim Landlord  
Tenants

Q Res IV Operating GP Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Aabdelrahman Hamed, Abdelsamie Hamed, Mostafa Hamed and Samia Ibrahim (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on July 21, 2021. The Landlord's Legal Representative, B. Rubin, attended the hearing on behalf of the Landlord. As of 4:28 p.m., the Tenants were not present or represented at the hearing, although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Tenants are in possession of the rental unit.
2. The Tenants were in arrears of rent on the date the application was filed.
3. As of the date of the hearing, the Tenants had paid all outstanding arrears of rent to the Landlord. The final payment made by the Tenants prior to the date of the hearing was on July 15, 2021.
4. The only outstanding amount, as of the date of the hearing, was the application filing fee. The Landlord's Legal Representative did not seek an order to terminate the tenancy and sought an order for the Tenants to pay the application filing fee.
5. I find that the Landlord is entitled to the application filing fee, as the Tenants were in arrears of rent on the date the application was filed.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before November 2, 2021, the Tenants will start to owe interest. This will be simple interest calculated from November 3, 2021 at 2.00% annually on the balance outstanding.

**October 22, 2021**

**Date Issued**



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Arnab Quadry

Member, Landlord and Tenant Board

Toronto East-RO  
2275 Midland Avenue, Unit 2  
Toronto ON M1P3E7

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.