



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

**Citation:** MARDA Management Inc. v Alodah, 2024 ONLTB 13523

**Date:** 2024-02-20

**File Number:** LTB-L-026664-23

**In the matter of:** 3552 HALLEE CRES  
WINDSOR ON N8W 0B2

**Between:** MARDA Management Inc.

**And**

Hassan Alodah  
Rema Elgarousha

I hereby certify this is a  
true copy of an Order dated  
**February 20, 2024**  
  
Landlord and Tenant Board

Landlord

Tenants

MARDA Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Hassan Alodah and Rema Elgarousha (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on February 13, 2024 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Both Tenants attended and the Landlord's Legal Representative, Kira Passell, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

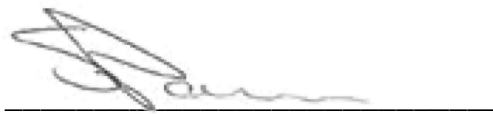
I was satisfied that the parties understood the consequences of the Consent.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 14, 2024.
2. **If the unit is not vacated on or before March 14, 2024, then starting March 15, 2024, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.**
3. **Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 15, 2024.**
4. If the rental unit has not been vacated on or before March 14, 2024, the Landlord may also collect a per diem rate of \$67.40 (based on \$2 050.00 per month X 12 months / 365 days) for use of the unit starting March 15, 2024 to the day the Tenants vacate the unit.

5. The Tenants shall pay to the Landlord \$15 429.60, representing the rent arrears up to and including February 29, 2024 plus the \$186.00 application filing fee plus the per diem for March 1 – 14, 2024 in the amount of \$943.60 minus the last month's rent deposit and minus interest on the last month's rent deposit.
6. The amount owing, as per paragraph 5 above, is due and payable on or before March 14, 2024.
7. Simple Interest will be calculated (Courts of Justice Act) on any balance outstanding commencing March 15, 2024.

**February 20, 2024**  
**Date Issued**



Susan Parsons  
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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on September 15, 2024 if the Order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.