



ORDER ISSUED WHERE MERITS HEARD  
AND RELIEF GRANTED PURSUANT TO SECTION 83  
Order under Section 69  
**Residential Tenancies Act, 2006**

**File Number:** CEL-96587-20

**In the matter of:** 101, 95 PAISLEY BOULEVARD W  
MISSISSAUGA ON L5B1E7

**Between:** Imh Pool IV Lp Landlord

**and**

Maya Ayash Tenants  
Omar Kaddah

Imh Pool IV Lp (the 'Landlord') applied for an order to terminate the tenancy and evict Omar Kaddah and Maya Ayash (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard in by video on May 10, 2021 at 10:48 AM.

Only the Landlord's Legal Representative, Joanna Aloy, attended the hearing. This matter was heard on an uncontested basis.

**It is determined that:**


1. The Tenants have not paid \$4,268.44 of the total rent the Tenants were required to pay for the period from April 1, 2020 to October 31, 2020. Because of the arrears, the Landlord served a Notice of Termination.
2. Since the application was filed, the Tenants made \$15,445.00 in payments towards their arrears.
3. The Tenants also accrued additional arrears from November 1, 2020 to May 31, 2021, totaling \$15,102.08.
4. The Tenants also owe the Landlord \$186.00 for the cost of filing the application.
5. The total amount owing is \$4,111.52 (\$4,268.44 + \$15,102.08 - \$15,445.00 + \$186.00)
6. The Tenants are still in possession of the rental unit.

7. At the hearing, the Landlord's Legal Representative submitted that the Landlord and the Tenants have entered into a payment plan, to repay the total arrears. The Landlord does not seek to end the tenancy and seeks instead a pay on time order.
8. If the Tenant does not comply with the requirement to pay the rent in full and on time, the Landlord may, without notice to the Tenant submit to the Landlord and Tenant Board an application for eviction.
9. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the condition(s) set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

**It is ordered that:**

1. The Tenants shall pay the Landlord the total arrears and application of \$4,111.53 as follows:
  - (a) \$489.00 on the seventeenth of each month, starting on June 17, 2021, for a period of eight months, until January 17, 2022.
  - (b) The final payment shall be for \$199.52, made on February 17, 2022.
2. The Tenant shall pay their rent on or before the first day of each month, commencing on June 1, 2021.

**June 7, 2021**  
**Date Issued**

  
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Stephanie Kepman  
Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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