



I hereby certify this is a true copy of an Order dated
MAY 3, 2024
M. Sawicki
Landlord and Tenant Board

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

Citation: Morguard NAR Canada Limited Partnership v Hassen, 2024 ONLTB 31424

Date: 2024-05-03

File Number: LTB-L-069629-23

In the matter of: 507, 1477 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3Y4

Between: Morguard NAR Canada Limited Partnership Landlord

And

Nassir Mohammed Hassen
Ahlam Mohammed Abdalla Mussa Tenants

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Nassir Mohammed Hassen and Ahlam Mohammed Abdalla Mussa (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 23, 2024.

The Landlord's legal representative, F. McGregor, and the Tenants attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

1. The Tenants paid the \$186.00 application filing fee on April 1, 2024.

On consent it is ordered that:

1. The Tenants shall also pay to the Landlord the lawful rent on time and in full on or before the **first business day** of each month, for a period of twelve months, commencing May 2024, up to and including April 2025.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the

application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

May 3, 2024
Date Issued



Mayra Sawicki
Member, 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.