



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

Citation: Ayoub v Abdelrazek, 2024 ONLTB 58374

Date: 2024-08-08

File Number: LTB-L-087488-23

In the matter of: Upper, 3230 FLAGSTONE DR
MISSISSAUGA ON L5M7T8

Between: Ahmad Ayoub

And

Ahmed Abdelrazek
Omneya Elsharnouby

I hereby certify this is a
true copy of an Order dated
AUG 8, 2024
Landlord and Tenant Board

Landlord

Tenants

Ahmad Ayoub (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmed Abdelrazek and Omneya Elsharnouby (the 'Tenants') because the Tenants have been persistently late in paying the Tenants rent.

This application was mediated by videoconference on July 31, 2024. The Landlord attended and was self-represented. The Tenants attended and were represented by Jordan Nieuwhof, Tenants Legal Representative.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay the Landlord the new rent on time and in full as it comes due and owing for the period of, August 1, 2024 up to July 1, 2025 inclusive.
3. If the Tenants fail to comply with the conditions set out in paragraph 2 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.

August 8, 2024
Date Issued

Kelly Aarts
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.