



Tribunals Ontario
Landlord and Tenant Board

Tribunaux décisionnels Ontario
Commission de la location immobilière

Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-075235-23

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

Between: Ahmad Ayoub

And

Omneya Elsharnouby
Ahmed Abdelrazek

I hereby certify this is a
true copy of an Order dated

Nov 06, 2024

[Signature]

Landlord and Tenant Board

Landlord

Tenant

Ahmad Ayoub (the 'Landlord') applied for an order to terminate the tenancy and evict Omneya Elsharnouby and Ahmed Abdelrazek (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on October 30, 2024.

The Landlord, the Landlord's Legal Representative, Berkan Altun, the Tenant, and the Tenant's Legal Representatives Jordan E. Nieuwhof and Ti-Anna Hall, attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

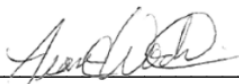
1. The tenancy is terminated November 30, 2024; the Tenant shall vacate the unit on or before November 30, 2024.
2. If the unit is not vacated on or before November 30, 2024, then starting December 1, 2024 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction 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 December 1, 2024.
4. The Landlord shall return the last month rent deposit in the amount of \$3,250.00 to the Tenant upon receipt of the door code change.
5. If the Landlord does not return the last month rent deposit in accordance with paragraph 4, then the amount shall become due and payable, and the Landlord will start to owe interest. This will be simple interest calculated from December 1, 2024, calculated at 6.00% annually on the balance outstanding.

Order Page 1 of 2

File Number: LTB-L-075235-23

6. The Landlord shall forgive the monthly rent for November 2024.
7. If the Tenant does not vacate the unit on accordance with paragraph 1, then the amount of rent forgiven in paragraph 5 shall become due and payable, and the Tenant will start to owe interest. This will be simple interest calculated from December 1, 2024, calculated at 6.00% annually on the balance outstanding.

November 6, 2024
Date Issued



Diane Wade
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.

Order Page 2 of 2