



Order under Section 69 / 88.2 Residential Tenancies Act, 2006

Citation: Issa v Ghali, 2024 ONLTB 64724

Date: 2024-12-18

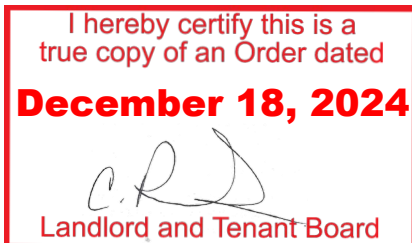
File Number: LTB-L-097924-23

In the matter of: 3229 RIVER ROCK AVE
Nepean ON K2J0T4

Between: Abraham Issa

And

Khaled Ghali
Aqeel Ghali



Landlord

Tenants

Abraham Issa (the 'Landlord') applied for an order to terminate the tenancy and evict Khaled Ghali and Aqeel Ghali (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.

Abraham Issa (the 'Landlord') also applied for an order requiring Khaled Ghali and Aqeel Ghali (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on August 26, 2024 .

The Landlord and the Tenant, Aqeel Ghali on behalf of both Tenants attended the hearing.

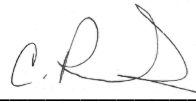
At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$1,685.94, representing the amount owing for unpaid utility bills and the Landlord's cost of filing the application.
1. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) \$150.00 towards the amount owing, each month from **September 7, 2024**, to **June 7, 2025**, on or before the 7th day of each corresponding month;
 - b) \$185.94 for the balance of the amount owing on or before July 7, 2025.

2. Beginning on September 25, 2024 the Tenants will pay the Landlord for any future water bills in full and on time, which is due the 25th day of every second month.
3. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any amount owing and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new utilities, NSF fees and related charges that became owing after **August 26, 2024.**

December 18, 2024
Date Issued



Christina Philp
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.