



**Order under Section 78(6)
Residential Tenancies Act, 2006**

File Number: LTB-L-036456-25

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

Between: Abraham Issa

And

Khaled Ghali
Aqeel Ghali

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

MAY 12, 2025

Kelly Delaney
Landlord and Tenant Board

Landlord

Tenants

Abraham Issa (the 'Landlord') applied for an order to terminate the tenancy and evict Khaled Ghali and Aqeel Ghali (the 'Tenants') and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 18, 2024, with respect to application LTB-L-097924-23.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following condition specified in the order:

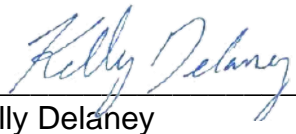
The Tenants failed to pay \$150.00 towards unpaid utility bills as it became due on or before April 7, 2025.
3. The previous application includes a request for an order for compensation towards unpaid utility bills and the order requires the Tenants to pay an amount for damage. Accordingly, the Landlord is entitled to request an order for compensation for damage.
4. The Tenants were required to pay \$1,685.94 for compensation towards unpaid utility bills and the application filing fee in the previous order. The amount that is still owing from that order is \$935.94 and that amount is included in this order. This order replaces order LTB-L-097924-23.
5. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from May 11, 2020, to May 12, 2025.

7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.

It is ordered that:

1. Order LTB-L-097924-23 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before May 23, 2025.
3. If the unit is not vacated on or before May 23, 2025, then starting May 24, 2025, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 May 24, 2025.
5. As of the date of this order, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the compensation for damage and the cost of filing the previous application the Landlord is entitled to by \$1,781.90*.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.

May 12, 2025
Date Issued



Kelly Delaney

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenants have until May 22, 2025, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by May 22, 2025, the order will be stayed, and the LTB will schedule a hearing.

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

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 24, 2025, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount of compensation for unpaid utility bills owing from previous order		\$935.94
Less the rent deposit:		-\$2,500.00
Less the interest owing on the rent deposit	May 11, 2020, to May 12, 2025	-\$217.84
Total the Tenants must pay the Landlord:		- \$1,781.90