



**Sept 22, 2025**

Landlord and Tenant Board

**Order under Subsection 87(1)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-055682-25

**In the matter of:** A, 76 SCOTT ST W  
ST CATHARINES ON L2R1C9

**Between:** Amrou Nayal Landlord

**And**

Abderrazak Dabbagui Tenants  
Hanan Alasmar

Amrou Nayal (the 'Landlord') applied for an order requiring Abderrazak Dabbagui and Hanan Alasmar (the 'Tenants') to pay the rent that the Tenant owes.

This application was heard by videoconference on September 15, 2025.

Only the Landlord attended the hearing.

As of 1:36 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

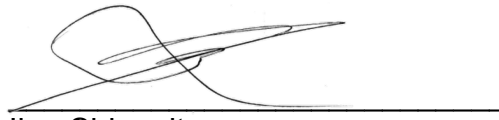
**Determinations:**

1. The Tenants vacated the rental unit on July 7, 2025. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants did not pay the total rent they were required to pay for the period from July 1, 2025 to July 31, 2025.
3. The lawful rent is \$2,255.00. It is due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The Tenants are no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent ends on July 31, 2025.
6. The rent arrears and daily compensation owing to July 31, 2025 are \$2,255.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

**It is ordered that:**

1. The Tenants shall pay to the Landlord \$2,441.00. This amount includes rent arrears owing up to July 31, 2025 and the cost of the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before October 3, 2025, the Tenant will start to owe interest. This will be simple interest calculated from October 4, 2025 at 4.00% annually on the balance outstanding.

**September 22, 2025**  
**Date Issued**

  
**Ilan Shingait**  
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.