



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-072151-25-RV

In the matter of: 306, 6210 YONGE ST
NORTH YORK ON M2M3X5

Between: BETTER LIVING HOMES INC. Landlord

And

Touraj Bahrami Tenant

Review Order

BETTER LIVING HOMES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict Touraj Bahrami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was resolved by order LTB-L-072151-25 issued on November 17, 2025.

On November 26, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 2, 2025, interim order LTB-L-072151-25-RV-IN was issued, staying the order issued on November 17, 2025.

This request was heard by videoconference on December 22, 2025.

The Landlord's Legal Representative, E. Steiman, and the Tenant attended the hearing. The Tenant's brother, Majid Bahrami, assisted with interpretation between English and Persian.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The request to review order LTB-L-072151-25 issued on November 17, 2025 is granted. The order is cancelled and replaced by the following:
2. The Tenant shall pay to the Landlord \$10,697.52 for arrears of rent up to December 31, 2025 and costs.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

- \$2,000.00 on the 15th of each month for the period of January 15, 2026 to May 15, 2026; and
 - \$697.52 on or before June 15, 2026.
4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing on the 1st day of each month for the period of January 1, 2026 to June 30, 2026 or until the arrears are paid in full, whichever date is earliest.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Residential Tenancies Act, 2006 (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

January 5, 2026
Date Issued

Lisa Del Vecchio
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.