



**Order under Section 69  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-087685-25

**In the matter of:** 3307, 2916 HIGHWAY 7  
CONCORD ON L4K 0K6

**Between:** HIGHGATE PROPERTY INVESTMENTS INC Landlord

**And**

LEILA KARAMI Tenants  
PARISA SEDAGHAT

HIGHGATE PROPERTY INVESTMENTS INC (the 'Landlord') applied for an order to terminate the tenancy and evict LEILA KARAMI and PARISA SEDAGHAT (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The application was scheduled to be heard by video conference on December 18, 2025. Before the start of the hearing, the Landlord's Representative, Paralegal, Jeffrey Shabes, and the Tenants, Leila Karami and Parisa Sedaghat, advised that the parties had reached an agreement. The Tenants did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The Tenants shall pay to the Landlord \$186.00 which represents the application filing fee by December 24, 2025.
3. If the Tenants do not pay the Landlord the full amount owing on or before December 24, 2025, the Tenants will start to owe interest. This will be simple interest calculated from December 25, 2025, at 4.00% annually on the balance outstanding.

4. The Tenants shall pay to the Landlord the lawful monthly rent in full on or before the first day of each month starting January 1, 2026, through to and including December 1, 2026.
5. If the Tenants fail to comply with the conditions set out in paragraph 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

**January 7, 2026**  
**Date Issued**

---

**Pauline Brewster**  
Hearings Officer, 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.