



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095858-25

In the matter of: 503, 9 RIVERDALE DR
STONE CREEK ON L8E1J9

Between: 9Riverdale LP Landlord

And

Demal Avdic Tenants
Izeta Avdic

9Riverdale LP (the 'Landlord') applied for an order to terminate the tenancy and evict Demal Avdic and Izeta Avdic (the 'Tenants') because the Tenants have been persistently late in paying the Tenants rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on December 22, 2025, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's legal representative, Nicole Ruby and the Tenants agent, Jasmeena Avdic participated in the mediation however, parties reached consent prior to mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the condition set out below.
2. The Tenants shall pay to the Landlord lawful monthly rent due on or before the first day of each month for a 12-month period commencing January 1, 2026, up to and including December 1, 2026.
3. If the Tenants fail to comply with the condition set out in paragraph 2 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 Tenants. 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.

4. On or before December 31, 2025, the Tenants shall also pay to the Landlord \$10.29 being the balance of the cost of filing the application.
5. If the Tenants do not pay the Landlord the full amount owing in accordance with paragraph 4 of this order, the Tenants will start to owe interest. This will be simple interest calculated from January 1, 2026, at 4.00% annually on the balance outstanding.

January 8, 2026

Date Issued

Oluwatobi Abobarin

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.