



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

**File Number:** LTB-L-084885-25

**In the matter of:** 708, 35 CEDARCROFT BLVD  
NORTH YORK ON M2R2Z4

**Between:** 35 Cedarcroft Boulevard Ltd. Landlord

**And**

M. Nickmanesh Tenants  
S. Lashkan

35 Cedarcroft Boulevard Ltd. (the 'Landlord') applied for an order to terminate the tenancy and evict M. Nickmanesh and S. Lashkan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on December 22, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Kevin Kordahi.

The Landlord's Representative, Richard Hissey, and the Tenant, Samira Lashkan, representing all Tenants, were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

### **It is ordered on consent that:**

1. The Tenants shall pay to the Landlord **\$1,909.03**. This amount represents arrears of rent up to December 31, 2025, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
  - **\$1,909.03 on or before January 10, 2026.**
3. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing on or before January 1, 2026.
4. If the Tenants 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of

the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after December 31, 2025.

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

---

Kevin Kordahi  
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.