



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084981-25

In the matter of: 406, 1105 LEGER WAY
Milton ON L9E1K7

Between: Metcharm Hunter Landlord

And

Shahrokh Ebrahimi Tenant

Metcharm Hunter (the 'Landlord') applied for an order to terminate the tenancy and evict Shahrokh Ebrahimi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 18, 2025. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer, Sumathi Dhanapal. As a result of this order, the hearing has been cancelled.

The Landlord, Matcharm Hunter, and the Tenant, Shahrohk Ebrahimi, attended.

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

Agreed Facts:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,600.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$85.48. This amount is calculated as follows: $\$2,600.00 \times 12$, divided by 365 days.
4. The Tenant has paid \$7,800.00 into the LTB since the application was filed.
5. Interest on the rent deposit, in the amount of \$24.93 is owing to the Tenant for the period from August 1, 2025, to December 18, 2025.
6. The Landlord shall provide the Tenant will a reference letter in good standing to the Tenant on the day the post-dated cheques are provided to the Landlord.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated on or before January 15, 2026.

2. The Tenant shall pay to the Landlord \$2,761.07. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. The Tenant shall provide the Landlord with post-dated cheques and shall pay the arrears in accordance with the following schedule:
 - A. \$400.00 on or before the January 15th, 2026;
 - B. \$400.00 on or before the February 15th, 2026;
 - C. \$500.00 on or before the March 15th, 2026;
 - D. \$400.00 on or before the April 15th, 2026;
 - E. \$400.00 on or before the May 15th, 2026; and
 - F. \$661.07 on or before June 15, 2026, to satisfy the arrears.
4. If the Tenant does not pay the Landlord the full amount owing in accordance with this order, the Tenant will start to owe interest. This is simple interest calculated at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before January 15, 2026, then starting January 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after January 16, 2026.

January 12, 2026
Date Issued

Sumathi Dhanapal
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.