



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

File Number: LTB-L-086667-25

In the matter of: 94 ASHBURNHAM RD
Toronto ON M6H2K5

Between: Paula barbosa Landlord

And

Esma payam Tenant

Paula barbosa (the 'Landlord') applied for an order to terminate the tenancy and evict Esma payam (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 8, 2026.

The Landlord and the Tenants representative Ms. Ozdemir attended the hearing.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on January 13, 2026.
2. If the unit is not vacated on or before January 13, 2026, then starting January 14, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 14, 2026.
4. On or before, January 13, 2026, the Tenant will pay \$2,000.00 representing all arrears to January 13, 2026.
5. In the event that the Tenant makes to full payment in cash as in paragraph 4 above, the Landlord will provide the Tenant with a receipt for the same.
6. If the Tenant does not pay the Landlord the full amount owing on or before January 13, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 14, 2026, at 4.00% annually on the balance outstanding

January 12, 2026

Date Issued

Suzy Franklyn

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 14, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.