



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095041-25

In the matter of: 608, 18 THE DONWAY E
NORTH YORK ON M3C1X9

Between: D. Ross & Sons Limited Landlord

And

Sara Mohammadi Tenant

D. Ross & Sons Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Sara Mohammadi (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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

The application was scheduled to be heard by video conference on January 7, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer Monique Browne

The Landlord's Representative Matt Anderson and the Tenant, Sara Mohammadi were present. The Tenant didn't speak with Tenant Duty Counsel.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Fact:

1. The Tenant will pay February and March 2026 Rent on or before the 5th day of the month.

It is ordered on Consent that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. For a period of twelve consecutive months, starting on April 1, 2026, up to and including December 1, 2026, the Tenant shall pay the lawful monthly rent to the Landlord in full and on time, on or before the first day of each month.

3. The Tenant will pay February and March 2026 Rent on or before the 5th day of the month.
4. If the Tenant fails to meet the terms, as per paragraph 2 and 3 above, in this Order, the Landlord may apply under section 78 of the Residential Tenancies Act, without notice to the Tenants, for an order terminating the tenancy and evicting the Tenants. The Landlord must make this application no later than 30 days after the Tenant's failure to meet a term.
5. The Tenant shall pay the \$186.00 filing fee on or before February 20, 2026.

January 12, 2026

Date Issued

Monique Browne

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.