



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095530-25

In the matter of: 24 DRUMMOND DR
VAUGHAN ON L6A2M5

Between: Maral Bolourian Landlord

And

Noor Yousif Tenant

Maral Bolourian (the 'Landlord') applied for an order to terminate the tenancy and evict Noor Yousif (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 7, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in 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.

Agreed Facts:

1. The Tenant has paid the Landlord the rent arrears owing for the period ending January 14, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the condition set out below.
2. The Tenant shall pay to the Landlord monthly rent due on time and in full on or before the 15th day of each month for a 12-month period commencing January 15, 2026, to December 15, 2026.
3. If the Tenant fails to comply with the conditions 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 Tenant. 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 Tenant.
4. On or before January 9, 2026, the Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.

5. If the Tenant does not pay the Landlord the full amount owing in accordance with paragraph 4 above, the Tenant will start to owe interest. This will be simple interest calculated from January 10, 2026, at 4.00% annually on the balance outstanding.

January 16, 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.