



Order under Section 69 Residential Tenancies Act, 2006

Citation: BRADLEY COURT LTD v ROOSTAEYAN, 2026 ONLTB 5017

Date: 2026-01-15

File Number: LTB-L-085988-25

In the matter of: 608, 266 SHERBOURNE ST
TORONTO ON M5A2S2

Between: BRADLEY COURT LTD

Landlord

And

FARHAD ROOSTAEYAN

Tenant

BRADLEY COURT LTD (the 'Landlord') applied for an order to terminate the tenancy and evict FARHAD ROOSTAEYAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 12, 2026.

The Landlord's representative Emily Barbati and the Tenant attended the hearing. Aiola Sodiya from Eviction Prevention Toronto and Vanessa Boka from Sherbourne Health attended as supports for the Tenant.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$836.74. It is due on the 1st day of each month.
4. The Tenant has paid \$2,200.00 to the Landlord since the application was filed.
5. The rent arrears owing to January 31, 2026 are \$2,955.30. The Tenant does not dispute the amount of arrears owing.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. Accordingly, the total amount the Tenant owes the Landlord is \$3,141.30.
8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. The Tenant agrees he owes the rent. He is 67 years old and has lived in the rental unit for 13 years.
10. The Tenant's income and expenses are currently sufficient to pay the rent through Old Age Security and Canada Pension Plan and will shortly receive Guaranteed Income Supplement. In addition there are social housing supports in place to fund the Tenant's rent until all income streams are established.
11. Based on the information provided regarding the vulnerabilities of this Tenant, I find that it would not be unfair to order a payment plan and preserve the Tenancy. The Tenant now has supports in place and is shortly to receive a full-time assigned support worker to assist ensuring that rent is paid monthly.
12. The Tenant proposes a repayment plan that begins on April 1, 2026 at \$200.00 monthly. Ms. Sodiya testified that once the Tenant's funding from Housing Security Fund ('HSF') is supplied in March, all arrears will be paid. The Board is assured the Tenant is eligible for the HSF.

It is ordered that:

1. The Tenant shall pay to the Landlord \$3141.30 for arrears of rent up to January 31, 2026 and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$200.00 each month, beginning April 1, 2026 to and including May 1, 2027.
 - 141.30 on or before June 1, 2027.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1, 2026 to June 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and

requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 15, 2026

Date Issued

Julie Broderick

Member, 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.