



January 16, 2026

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

File Number: LTB-L-066816-25

In the matter of: 42 ERIN CRES
OTTAWA ON K1V9Z2

Between: Behrooz Raeisifard Landlord
Rozeta Rezakhani

And

DAVIDSON ANETOR Tenants
ABIMBOLA OLAIYE

Behrooz Raeisifard and Rozeta Rezakhani (the 'Landlord') applied for an order to terminate the tenancy and evict and the Tenant DAVIDSON ANETOR and ABIMBOLA OLAIYE, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant and because the Tenant did not pay the rent that the Tenant owes.

These applications were heard by videoconference on January 5, 2026.

The Landlords and the Tenant Davidson Anetor attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of December 22, 2025, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$4159.89 This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit is

deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.

3. The Tenants shall also pay the outstanding utility arrears owing up to the end of December 31, 2025, in the amount of \$1356.00.
4. The Total amount the Tenants owe for rent and utilities \$5515.89.
5. The Tenants shall pay to the Landlord the amount owing in paragraph 4 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 15, 2026	\$1378.00
March 15, 2026	\$1378.00
April 15, 2026	\$1378.00
May 15, 2026	\$1378.00

6. If the Tenants fail to make any of the above payments the full amount outstanding will be due and owing immediately with interest owing at 4.00% annually on the balance outstanding.

January 16, 2026

Date Issued

Jennifer Buckminster

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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$5800.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,600.00
Total amount owing to the Landlord	\$4159.89