



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-069357-25

In the matter of: 2107, 300 MIWATE PVT
OTTAWA ON K1R0E8

Between: Windmill Dream Ontario 206 LP Landlord

And

Mehrnoush Salek Tenant

Windmill Dream Ontario 206 LP (the 'Landlord') applied for an order to terminate the tenancy and evict Mehrnoush Salek (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 22, 2026.

The Landlord's legal representative, Natasha Mizzi and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$24,138.45 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:
 - a) \$2,063.00 on or before January 30, 2026; and
 - b) \$10,000.00 on or before February 15, 2026; and
 - c) \$1,500.00 each month from **March 1, 2026 to September 30, 2026**, on or before the 1st day of each corresponding month; and
 - d) \$1,575.45 on or before October 1, 2026
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 October 31, 2026**, 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 Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, 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 Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after January 31, 2026.

January 29, 2026

Date Issued

Christina Philp

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.