



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

File Number: LTB-L-056428-25

In the matter of: 304, 75 TALARA DR
NORTH YORK ON M2K2X4

Between: CAPREIT LIMITED PARTNERSHIP Landlord

And

SAYED MOHAMMAD MEHDI AMINI Tenant

CAPREIT LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict SAYED MOHAMMAD MEHDI AMINI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on September 23, 2025.

The Landlord's Legal Representative Nidhi Sharma and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I was satisfied that the parties understood the consequence of their joint submission and specifically that the Tenant fully understood the conditions that are outlined in this order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$2,971.53** for arrears of rent up to **September 30, 2025**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

<i>Amount</i>	<i>Date</i>
1. \$250.00 (arrears)	On or before the 25 th day of each month, from October 2025 to August 2026 (11 months)
2. \$221.53 (balance arrears)	On or before September 25, 2026

3. On or before **October 10, 2025**, the Tenant shall also pay rent for the month of October 2025.

4. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period **November, 2025** to **September, 2025**, or until the arrears are paid in full, whichever date is earliest.
5. 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 September 30, 2025.

October 2, 2025
Date Issued

Ender Joseph
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.