



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

File Number: LTB-L-095734-25

In the matter of: 15 SURATY AVE
SCARBOROUGH ON M1P4C9

Between: Maryam Khodapanahi Landlord
Ehsan Khodapanahi

And

Devika Madho Tenant

Maryam Khodapanahi and Ehsan Khodapanahi (the 'Landlord') applied for an order to terminate the tenancy and evict Devika Madho (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlord's Legal Representative, Olivia Down, and the Tenant attended the hearing.

The parties agreed:

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 15, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
4. The lawful rent is \$2,836.00. It was due on the 1st day of each month.
5. The Tenant has paid \$2,100.00 to the Landlord since the application was filed.
6. The rent arrears owing to are \$736.00, which is not being disputed.
7. The Landlord waived the filing fee of the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 15, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$736.00 on or before January 9, 2026.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 9, 2026, the Landlord will start to owe interest. This will be simple interest calculated from January 10, 2026 at 4.00% annually on the balance outstanding.

February 3, 2026
Date Issued

Samantha Greaves
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.