



AMENDED ORDER
Order under Section 69 / 88.2
Residential Tenancies Act, 2006
And section 21.1 of the Statutory Powers Procedure Act

File Number: LTB-L-088315-25-AM
LTB-L-086803-25-AM

In the matter of: 84 WARMAN ST
ALLISTON ON L9R0B8

Between: Sonja Rowhani Landlords
Omid Rowhani

And

Tayler Hendsbee Tenants
Jenna Speers

This Amended Order is issued to correct a clerical error in the original order issued on January 28, 2026. The amended order is being issued due to an error in the paragraphs referenced in paragraphs 8 and 9 of this order. The amendments have been bolded and underlined for ease of reference. The rest of the order remains unchanged.

Sonja Rowhani and Omid Rowhani (the 'Landlords') applied for an order to terminate the tenancy and evict Tayler Hendsbee and Jenna Speers (the 'Tenants') because the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant. The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date. The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The application was scheduled to be heard by video conference on January 20, 2026.

Before the start of the hearing the Landlords' legal representative Patience Loyal and the Tenant Tayler Hendsbee, on behalf of both Tenants, engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the

Landlords' application and the parties agreed to also resolve the Landlords' pending L1 Application under file number LTB-L-086803-25 which was scheduled to be heard on another date.

The parties agreed to resolve all matters raised in the applications and requested an order on consent. Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. Under application LTB-L-086766-25, the parties already gave their consent to a termination of the tenancy on March 31, 2026.

L2 Application (LTB-L-088315-25)

2. The Tenants are responsible to pay the water utility as per the lease agreement.
3. The current water utility is in arrears \$3,183.20, representing all amounts billed to date.

L1 Application (LTB-L-086803-25)

4. The lawful rent is \$1,770.00. It is due on the first of the month.
5. Based on the Monthly rent, the daily rent/compensation is \$58.19. This amount is calculated as follows: $\$1,770.00 \times 12$, divided by 365 days.
6. The Tenants have paid \$4,925.00 since the application was filed.
7. The Tenants have reimbursed the Landlords the \$186.00 filing fee for the N4 application.
8. The parties agree that the arrears to January 31, 2026, are \$1,270.00.
9. The parties agree that interest owing on the rent deposit was addressed in LTB-L-086766-25 and the rent deposit will be applied to the month of March 2026.
10. The parties agree to a non-voidable termination date of March 31, 2026.

On consent, it is ordered that:

L2 Application

1. The tenancy between the Landlords and the Tenants is terminated on March 31, 2026. The Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 1, 2026.

4. The Tenants shall also pay the Landlords compensation of \$58.19 per day for the use of the unit starting March 31, 2026, until the date the Tenant moves out of the unit.
5. The Tenants shall pay the water utility arrears of \$3,183.20 plus the \$186.00 application filing fee to the Landlords on or before March 31, 2026, or the date the Tenants vacate the rental unit, whichever occurs first.
6. If the Tenants fail to make payment in accordance with paragraph 5 of this order, the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting the day following the date of default.

L1 Application

7. The Tenants shall pay to the Landlords \$1,270.00 on or before January 31, 2026
8. If the fails to make that payment in paragraph 9 7, the Tenants shall then pay to the Landlords \$3,040.00 representing all arrears of rent up to January 31, 2026, and the monthly rent for February 2026, on or before February 28, 2026
9. If the Tenant fails to make payment in accordance with paragraph ~~10~~ 8 of this order, the Tenant will start to owe interest. This will be simple interest calculated at a rate of 4.00% annually on the balance outstanding starting April 1, 2026.

January 28, 2026

Date Issued

February 3, 2026

Date Order Amended

Diego Fernandez-Stoll

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.