



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096629-25

In the matter of: 410, 15 GREENVIEW AVE
NORTH YORK ON M2M4M7

Between: Shahin Rasoulia Landlord

And

Alaleh Samimi Tenants
Seyed Hashem Fatemi

Shahin Rasoulia (the 'Landlord') applied for an order to terminate the tenancy and evict Alaleh Samimi and Seyed Hashem Fatemi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on January 28, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord, the Tenants and the Tenants' son, Amirali Fatemi, were present. The Tenants did not meet with Tenant Duty Counsel prior to the mediation.

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. The current lawful rent is \$2,200.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$9,786.00. This amount represents \$9,600.00 for arrears of rent up to January 31, 2026, and \$186.00 for the application filing fee.

2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$3,386.00 on or before February 10, 2026;
 - \$3,200.00 on or before March 10, 2026;
 - \$3,200.00 on or before April 10, 2026.
3. The Tenants shall also pay to the Landlord new rent in full and on time, as and when it comes due on the 1st day of each month, for the period from February 1, 2026 to April 30, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail 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 Tenants' 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 become owing after January 31, 2026.

February 6, 2026
Date Issued

Nancy Fahlgren
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.