



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096364-25

In the matter of: 704A, 10 ROUGE VALLEY DR W
UNIONVILLE ON L6G0G9

Between: Del Condominium Rentals Inc. Landlord

And

Alireza Salimi Tenant

Del Condominium Rentals Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Alireza Salimi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on January 29, 2026. The following parties participated in the mediation: The Landlord's representative, Edwin Sadasivam, and the Tenant, Alireza Salimi.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that

1. Rent will be paid on or before the 15th day of each month from February 2026 to July 2026.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$7,386.00** 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:
 - **\$1200.00** on or before the 15th day of each month, for a period of 5 months, from February 15, 2026, up to and including June 15, 2026; and,
 - A final payment of \$1,386.00 on or before July 15, 2026 to satisfy the arrears.
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 15, 2026 to July 15, 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 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 *Residential Tenancies Act, 2006* 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 **January 31, 2026**.

February 10, 2026
Date Issued

Rolland Roopchand
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.