



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

File Number: LTB-L-094687-25

In the matter of: 1507, 7 GOLDEN LION HEIGHTS
TORONTO ON M2M0C1

Between: Yair Ravid Landlord

And

Zohrehsadat Hosseini Tenants
Pooya Saeedirad

Yair Ravid (the 'Landlord') applied for an order to terminate the tenancy and evict Zohrehsadat Hosseini and Pooya Saeedirad (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on January 21, 2026.

The Landlord, the Landlord's Representative, Ashley Cassidy, and Tenant, Pooya Saeedirad, who confirmed their permission to represent the interests of Tenant, Zohrehsadat Hosseini, resolved their matter directly and without mediation services and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006* and that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is agreed that:

1. The Landlord served the Tenants with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$2,800.00. It is due on the 18th day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$92.05. This amount is calculated as follows: \$2,800.00 x 12, divided by 365 days.

5. The Tenants have paid \$1,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to February 17, 2026 are \$15,600.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,800.00 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$35.76 is owing to the Tenants for the period from June 14, 2025 to January 21, 2026.
10. The Tenants will provide the Landlord with 10 days written notice if they decide to vacate the unit earlier than the agreed upon July 17, 2026 move out date.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated, effective July 17, 2026, in a final way and without voiding provisions.
2. The Tenants must move out of the rental unit on or before July 17, 2026.
3. The Tenants shall pay to the Landlord \$12,950.24. This amount includes rent arrears owing up February 17, 2026 and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. (\$15,786.00 - \$2,800.00 – \$35.75) See Schedule 1 for the calculation of the amount owing.
4. The Tenants shall pay to the Landlord the amount set out in paragraph 3, in accordance with the following schedule:
 - i) \$2,000.00 by January 27, 2026;
 - ii) \$1,000.00 by February 18, 2026;
 - iii) \$1,000.00 by March 18, 2026
 - iv) \$1,000.00 by April 18, 2026;
 - v) \$1,000.00 by May 18, 2026;
 - vi) \$1,000.00 by June 18, 2026;
 - vii) \$3,000.00 by July 27, 2026; and
 - viii) \$2,950.24 (\$2,986.00 – \$35.76) by August 24, 2026.
5. If the Tenants fail to make any of the 6 payments as set out in paragraph 4 i) to vi) of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 3 of this order shall become immediately due and owing and the Landlord may apply under 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 became owing after February 17, 2026. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 4 of this order. This may result in the Board issuing an order that terminates the tenancy before July 17, 2026.

6. The Tenants shall also pay the Landlord new rent and daily compensation as appropriate to their occupation of the unit, by the 18th day of each month, for the 5-month period starting from February 18, 2026 to June 18, 2026, and ending no later than July 17, 2026.
7. If the Tenants fail to make the payments in accordance with paragraphs 6 of this order, the outstanding balance of any arrears of rent/daily compensation to be paid by the Tenants to the Landlord pursuant to paragraph 6 of this order shall become immediately due and owing and the Landlord may apply under 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 became owing after February 17, 2026. The Landlord must make the application within 30 days of a breach of a condition set out in paragraph 6 of this order. This may result in the Board issuing an order that terminates the tenancy before July 17, 2026.
8. If overholding, the Tenants shall also pay the Landlord compensation of \$92.05 per day for the use of the unit starting July 18, 2026 until the date the Tenants move out of the unit.
9. If the Tenants do not pay the Landlord the full amount owing on or before August 24, 2026, the Tenants will start to owe interest. This will be simple interest calculated annually from August 25, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.
10. If the unit is not vacated on or before July 17, 2026, then starting July 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after July 18, 2026.

February 5, 2026
Date Issued

Janice Campbell
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 expires on January 18, 2027 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount of Rent Arrears the Tenants owe to February 17, 2026

Rent Owing To February 17, 2026	\$16,600.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$1,000.00
Total amount owing to February 17, 2026	\$15,786.00

B. Amount the Tenants must pay as the tenancy is terminated

Total amount owing to February 17, 2026	\$15,786.00
Less the amount of the last month's rent deposit	- \$2,800.00
Less the amount of the interest on the last month's rent deposit	- \$35.76
Amount the Tenants must pay to the Landlord	\$12,950.24
Plus daily compensation owing for each day of occupation starting February 18, 2026	\$92.05 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	