



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105340-25

In the matter of: 33 TOURNAMENT DR
Toronto ON M2P1K1

Between: Mohsen Massoudi Landlord

And

Breeze Power BN 766888956RC0001 Tenants
Curtis Krawiec

Mohsen Massoudi (the 'Landlord') applied for an order to terminate the tenancy and evict Breeze Power BN 766888956RC0001, Curtis Krawiec, Geoff Browne and Robert G. Browne (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was scheduled to be heard by videoconference on February 2, 2026.

The Landlord's Legal Representative Reyhaneh Lajevardi, Curtis Krawiec (employee of Breeze Power and occupant) and Robert Browne (chairperson and controlling shareholder of the corporation Breeze Power) attended the hearing.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application.

It is **ordered on consent that:**

1. On consent, Geoff Browne and Robert G. Browne are removed from the style of cause.
2. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
3. Despite the monthly rent being due in full on or before the 15th of the month, the Tenants shall pay to the Landlord rent for the period February 15, 2026, to March 14, 2026, in full and on or before February 28, 2026.

4. For 11-months starting March 15, 2026, to January 15, 2027, the Tenants shall pay to the Landlord the monthly rent in full and on or before the 15th day of the month.
5. If the Tenants fail to comply with the conditions set out in paragraph 3 or 4 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.
6. The Tenants shall also pay the Landlord the \$186.00 cost of filing the application on or before February 28, 2026.
7. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 6, 2026

Date Issued

Melinda Jamieson

Hearing 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.