



**February 5, 2026**

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

**File Number:** LTB-L-089777-25

LTB-L-087448-25

**In the matter of:** 21 YONGEHURST RD  
Richmond Hill ON L4C3T3

**Between:** Abdollah Pour Ahmadi Landlord

**And**

David Holden Tenant

Abdollah Pour Ahmadi (the 'Landlord') applied for an order to terminate the tenancy and evict David Holden (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes, and the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on December 18, 2025.

The Landlords Legal Representative Rosa Careri and the Tenants Legal Representative Vanessa Palumbo and the Tenant attended the hearing.

The parties requested that Dispute Resolution Officer (DRO) Jennifer Buckminster provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

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 Order is **Amended** to reflect paragraph #2 and #4 of the order.

**Agreed Facts:**

1. The Tenant will pay Last months rent deposit in the amount of \$5750.00 on or before December 19, 2025.

**It is ordered on consent that:**

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. Lawful rent is due on the 1<sup>st</sup> day of the month. The parties agree that commencing January 1, 2026 to December 1, 2027, the Tenant will pay the rent no later than the 7<sup>th</sup> day of each month for a period of 24 months.
3. The Tenants shall pay to the Landlord \$3680.00 for arrears of rent up to December 31, 2025, and costs.
4. The Tenants shall pay to the Landlord the amount set out in accordance with the following schedule: **The Payments will be made no later than the 18<sup>th</sup> of each month**

| Date Payment Due  | Amount of Payment |
|-------------------|-------------------|
| January 16, 2026  | \$1228.00         |
| February 16, 2026 | \$1228.00         |
| March 16, 2026    | \$1230.00         |

5. If the Tenant fails to comply with the conditions set out in paragraph #2 #3 #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 Tenant. 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 Tenant.

**Date Amended**

**February 5, 2026**

**Date Issued**

**Date Amended**

**January 26, 2026**

**Date Issued**

**January 15, 2026**

**Date Issued**

\_\_\_\_\_  
Jennifer Buckminster

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.

