



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

File Number: LTB-L-098837-25

In the matter of: 403, 30 UPPER CANADA DR
NORTH YORK ON M2P1S1

Between: Denwin Investments Landlord

And

Afshin Sahami Tenant

Denwin Investments (the 'Landlord') applied for an order to terminate the tenancy and evict Afshin Sahami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was to be heard by videoconference on February 4, 2026. The Landlord's representative, Elaine Page, and the Tenant, Afshin Sahami, attended the hearing. The Tenant did speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

The Landlord and the Tenant attended the hearing.

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$2,290.87. It is due on the 1st day of each month.
3. The Tenant has paid \$6,870.00 to the Landlord since the application was filed.
4. The rent arrears owing to February 28, 2026 are \$2,293.48.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

6. The Landlord collected a rent deposit of \$2,235.00 from the Tenant 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.
7. Interest on the rent deposit, in the amount of \$20.19 is owing to the Tenant for the period from September 1, 2025 to February 4, 2026.
8. set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$2,479.48 if the payment is made on or before February 16, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after February 16, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before February 16, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$1,765.30. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$75.32 per day for compensation for the use of the unit starting February 5, 2026 until the date the Tenant moves out of the unit.
6. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before February 16, 2026, then starting February 17, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 February 17, 2026.

February 5, 2026
Date Issued

John Russett
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 August 17, 2026 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 the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before February 16, 2026

Rent Owing To February 28, 2026	\$9,163.48
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,870.00
Total the Tenant must pay to continue the tenancy	\$2,479.48

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$7,173.89
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$6,870.00
Less the amount of the last month's rent deposit	- \$2,235.00
Less the amount of the interest on the last month's rent deposit	- \$20.19
Total amount owing to the Landlord	\$(1,765.30)
Plus daily compensation owing for each day of occupation starting February 5, 2026	\$75.32 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	