



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098301-25

In the matter of: 1212, 185 ROEHAMPTON AVE
TORONTO ON M4P1R4

Between: Murtaza Shaikh Landlords
Rabia Shaikh

And

Reza Najafimehri Tenants
Niki Rostami

When the capitalized word “Landlord” is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Murtaza Shaikh and Rabia Shaikh (the 'Landlord') applied for an order to terminate the tenancy and evict Reza Najafimehri and Niki Rostami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on February 3, 2026, by video conference. The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Felicia Puscalau.

The Landlord, Rabia Shaikh, was present on behalf of both Landlords and accompanied by the Landlords' Agent, Daniel Coulson. The Tenant, Reza Najafimehri, also attended on behalf of both Tenants.

As a result of the mediation, the parties requested a consent order, and I am satisfied that the parties understand the consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord **\$ 27,811.00** for arrears of rent up to **February 14, 2026**, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$5,125.00	On or before February 8, 2026
\$7,500.00	On or before March 7, 2026
\$7,500.00	On or before April 7, 2026
\$7,686.00	On or before May 7, 2026

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 starting **February 15, 2026, to May 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 Act 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 **February 14, 2026**.

February 9, 2026
Date Issued

 Felicia Puscalau
 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.