



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

File Number: LTB-L-099044-25

In the matter of: MAIN FLOOR, 36 BEAVER VALLEY RD
NORTH YORK ON M3H4S1

Between: BEHNAZ ABEDI-ARDAKANI Landlord

And

DANIELLA LIFSHINE Tenant

BEHNAZ ABEDI-ARDAKANI (the 'Landlord') applied for an order to terminate the tenancy and evict DANIELLA LIFSHINE (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes (L1 Application); and
- the Tenant has been persistently late in paying the Tenant's rent; (L2 Application).

This application was scheduled for a merits hearing, via video conference, on February 4, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord's Legal Representative, Anome Mahrabian, participated.

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.

Agreed Facts:

- a. The rental period runs from the 15th to the 14th day of each and every month.

On consent of the parties, it is ordered that:

L1 Application – Non-Payment of Rent

1. The Tenant shall pay to the Landlord \$5 043.00, representing the rent arrears up to and including February 14, 2026 and the \$186.00 application filing fee.
2. The Tenant shall pay the amount owing, as per paragraph 1 above, and the monthly rent as it comes due as follows:

- a. Commencing February 15, 2026, the Tenant shall pay the monthly rent on or before the fifteenth (15th) day of each and every month until the amount owing is paid in full.
 - b. Commencing February 28, 2026, the Tenant shall pay \$400.00 on or before the last day of each and every month until the amount owing is paid in full. The final payment shall occur on or before February 28, 2027 and will be in the amount of \$243.00.
3. 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenant apply to the Board 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.

L2 Application – Persistent Late Payment of Rent

4. Commencing March 15, 2027 or the 15th day of the month following the arrears being paid in full, whichever comes first, the Tenant shall pay to the Landlord the monthly rent due on or before the fifteenth day of each and every month for a twelve month period.
5. If the Tenant fails to make any of the payments in paragraph 4 above, the Landlord may apply under section 78 of the Act, within 30 days of the breach and without notice to the Tenant, for an order terminating the tenancy and evicting the Tenant.

February 10, 2026
Date Issued

Susan Parsons
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.