



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

File Number: LTB-L-101250-25

In the matter of: BASEMENT, 22 KENTON DR
NORTH YORK ON M2R 2H8

Between: PEDRAM GHAEINIZADEH Landlord

and

Dwayne Omar Hill Tenant

PEDRAM GHAEINIZADEH (the 'Landlord') applied for an order to terminate the tenancy and evict Dwayne Omar Hill (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes and because the Tenant has been persistently late in paying the Tenant's rent.

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

This application was scheduled for a videoconference hearing on February 9, 2026.

The Landlord's Representative George Brown and the Tenant engaged in private settlement discussions on the day of the hearing. Parties reached an agreement and requested an order on consent. The Tenants did not receive legal advice about this application.

I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The current rent increased to \$1,210.00 on February 1, 2026. It has been due on the 15th day of each month since COVID and this will continue until July 2026.
- 2) Based on the Monthly rent, the daily rent/compensation is \$39.78. This amount is calculated as follows: \$1,210.00 x 12 months, divided by 365 days.

- 3) The rent arrears owing to February 14, 2026 are \$3,540.00.
- 4) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 5) There is no longer any last month's rent deposit.
- 6) The Landlord waives collection of the daily rent for August 15, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in a non-voidable manner. **The Tenant must move out of the rental unit on or before August 15, 2026.**
2. The Tenant shall pay to the Landlord \$3,726.00. This amount includes rent arrears owing up to February 14, 2026 and the cost of filing the application.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 16, 2026	\$1,200.00
March 2, 2026	\$1,200.00
April 1, 2026	\$600.00
May 1, 2026	\$726.00

4. Should the Tenant fail to make any of the payments as set out in paragraph 3 of this order while any arrears are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
5. The Tenant shall also pay to the Landlord new rent in full and on time for the period March 15, 2026 to July 15, 2026.
6. If the Tenant fails to comply with the conditions set out in paragraph 5 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 earlier than August 15, 2026.** 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.
7. If the unit is not vacated on or before August 15, 2026, then starting August 16, 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 August 16, 2026.
9. The Tenant shall also pay the Landlord compensation of \$39.78 per day for the use of the unit starting August 16, 2026 until the date the Tenant moves out of the unit.

10. This order on consent is in full and final settlement of this application, and this order resolves all issues related to this tenancy up to February 9, 2026.

February 13, 2026
Date Issued

Denise Hannivan
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 February 16, 2027 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.