



AMENDED
Order under Section 69
Residential Tenancies Act, 2006

File Number: LTB-L-096518-25-AM

In the matter of: Basement – Room 1, 121 MAY AVE
RICHMOND HILL ON L4C3S7

Between: Farah Mirzaei Landlord

And

MOHAMMAD RANGCHI BOZORGI Tenant

Board Order LTB-L-096518-25 was issued January 29, 2026. On January 29, 2026 the Landlord applied to clerically amend the Order as the terms contained an error pertaining to dates of payment in paragraph 1 of the order. The order has been amended below to reflect the correct dates. The changes are in bold italic. No other changes have been made

Farah Mirzaei (the 'Landlord') applied for an order to terminate the tenancy and evict MOHAMMAD RANGCHI BOZORGI (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on January 19, 2026.

The Landlord and the Tenant attended the hearing. Parastoo Naderi appeared as the Landlord's legal representative. Ying Ngai Yu appeared as the Tenant's legal representative.

Through mediation, the parties agreed to the following order on consent. I was satisfied that the parties understood and agreed to the terms below.

On consent of the parties, it is ordered that:

1. The Tenant shall pay the monthly rent in full on or before the **17th** day of each month for a period of twelve (12) months, commencing February **17**, 2026 and concluding January **17**, 2027.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 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.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application on or before January 19, 2027.

4. If the Tenant does not pay the Landlord the full amount owing on or before January 19, 2027, the Tenant will start to owe interest. This will be simple interest calculated from January 20, 2027 at 4.00% annually on the balance outstanding.

February 12, 2026
Date Issued

Andrew Rowell
Hearings Officer, Landlord and Tenant Board

Original Date Issued: January 29, 2026

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.