



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

**File Number:** LTB-L-093908-25

**In the matter of:** 601, 1441 LAWRENCE AVE E  
NORTH YORK ON M4A 1W3

**Between:** ELM PLACE INC - 1441 LAWRENCE AVE E Landlord

**And**

NARIMAN MIKIDAD Tenant

ELM PLACE INC - 1441 LAWRENCE AVE E (the 'Landlord') applied for an order to terminate the tenancy and evict NARIMAN MIKIDAD (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 26, 2026. The Landlord's Representative, Sharon Harris, and the Tenant, Nariman Mikdad, advised that the parties had reached an agreement. The Tenant did not speak with Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

**Agreed Facts:**

1. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,836.85. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$60.39. This amount is calculated as follows: \$1,836.85 x 12 months, divided by 365 days.
5. The Tenant has paid \$3,800.00 to the Landlord since the application was filed.
6. The rent arrears owing to January 31, 2026, is \$3,535.24.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$1,601.95 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.
9. Interest on the rent deposit, in the amount of \$2.86 is owing to the Tenant for the period from January 1, 2026, to January 31, 2026.
10. Tenant indicated that \$3 721.24 was paid to the Landlord on January 25, 2026. The Landlord shall verify that this payment was made and, if so, apply this amount to the amount to VOID this Order.

**On consent, it is ordered 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:**
  - \$5,558.09 if the payment is made on or before February 26, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Landlord shall verify that the Tenant paid \$3,721.24 on January 25, 2026, to VOID this Order.
4. 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 26, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
5. **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 26, 2026.**
6. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$1,849.72. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
7. The Tenant shall also pay the Landlord compensation of \$60.39 per day for the use of the unit starting January 27, 2026, until the date the Tenant moves out of the unit.
8. If the Tenant does not pay the Landlord the full amount owing on or before February 26, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 27, 2026, at 4.00% annually on the balance outstanding.

9. If the unit is not vacated on or before February 26, 2026, then starting February 27, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
10. 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 27, 2026.

**February 19, 2026**

**Date Issued**

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**Pauline Brewster**

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 27, 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 26, 2026**

|                                                                                        |                   |
|----------------------------------------------------------------------------------------|-------------------|
| Rent Owing To February 28, 2026                                                        | \$9 172.09        |
| Application Filing Fee                                                                 | \$186.00          |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed | - \$3,800.00      |
| <b>Total the Tenant must pay to continue the tenancy</b>                               | <b>\$5 558.09</b> |

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

|                                                                                                                     |                      |
|---------------------------------------------------------------------------------------------------------------------|----------------------|
| Rent Owing To Hearing Date (January 26, 2026)                                                                       | \$7,068.53           |
| Application Filing Fee                                                                                              | \$186.00             |
| <b>Less</b> the amount the Tenant paid to the Landlord since the application was filed                              | - \$3,800.00         |
| <b>Less</b> the amount of the last month's rent deposit                                                             | - \$1,601.95         |
| <b>Less</b> the amount of interest on the last month's rent (January 1, 2026, to January 31, 2026)                  | -\$2.86              |
| <b>Total amount owing to the Landlord</b>                                                                           | <b>\$1,849.72</b>    |
| Plus daily compensation owing for each day of occupation starting January 27, 2026.                                 | \$60.39<br>(per day) |
| **Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00. |                      |