



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100920-25

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

Between: Farah Mirzaei Landlord

And

MOHAMMAD RANGCHI BOZORGI Tenant

Farah Mirzaei (the 'Landlord') applied for an order to terminate the tenancy and evict MOHAMMAD RANGCHI BOZORGI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on February 12, 2026. The following parties participated in the mediation: The Landlord's representative, Parastoo Naderi, the Landlord's support, Amir Abdolrhimi, the Tenant's representative, Benjamin Hognestad, a translator for the Tenant, Nasrin Khatam, and the Tenant, Mohammad Rangchi Bozorgi.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant agrees to make their best efforts to pay the arrears and filing fee in full (\$3,036.00) on or before February 28, 2026.
2. The Tenant agrees to make the payment via cheque to the registered owner of the property, Mohammad Hassan Mirzai.
3. If the arrears and filing fee are not paid in full by February 28, 2026, then the following payment plan will be enforceable by the Landlord.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$3,036.00** which represents the arrears of rent (\$2,850.00) plus costs (\$186.00) for the period ending March 31, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$170.00 on or before 17th day of each month from March 17, 2026 to July 17, 2027; and
 - \$146.00 on or before August 17, 2027.

3. The Tenant shall also pay to the Landlord new rent on time and in full on or before the 17th day of each month for the period **February 17, 2026** to **August 17, 2027**, 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 16, 2026**.

February 20, 2026
Date Issued

Ryan Gacnik
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.