



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

File Number: LTB-L-104656-25

In the matter of: 253 CONESTOGA AVE
RICHMOND HILL ON L4C2H1

Between: rahi parsi Landlord

And

Behnam moshiri Tenant

rahi parsi (the 'Landlord') applied for an order to terminate the tenancy and evict Behnam moshiri (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 rent that the Tenant owes.

The application was scheduled to be heard on February 23, 2026 by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Christine Leitch.

The Landlord's Agent, Shawn Parsi, the Tenant's Support Person, Nazila Khademi, and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

The parties agreed to the following:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The lawful rent is \$900.00. It is due on the 1st day of each month.
3. Based on the Monthly rent, the daily rent/compensation is \$29.59. This amount is calculated as follows: \$900.00 x 12, divided by 365 days.
4. The rent arrears owing to February 28, 2026 are \$11,400.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated the Tenant must vacate the rental unit on or before March 31, 2026.
2. The Tenant shall pay to the Landlord \$11, 586.00 for arrears of rent to February 28, 2026 and costs.
3. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$15,266.57. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$29.59 per day for the use of the unit starting April 1, 2026 until the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 April 1, 2026.

February 25, 2026

Date Issued

Christine Leitch

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 October 1, 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.