



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-096453-25

In the matter of: 506, 9471 YONGE ST
RICHMOND HILL ON L4C0Z5

Between: Behrad Sorkhpar Landlord

And

Azita Arbabi Tenant

Behrad Sorkhpar (the 'Landlord') applied for an order to terminate the tenancy and evict Azita Arbabi (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

The application was heard by videoconference on February 24, 2026. The Landlord and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent, and specifically that the tenancy would terminate.

Agreed Facts:

1. The Tenancy between the Landlord and Tenant will terminate on April 30, 2026.
2. The lawful rent is \$2,150.00. It is due on the 15th day of each month.
3. Based on the monthly rent, the daily compensation is \$70.68. This amount is calculated as follows: \$2,150.00 x 12, divided by 365 days.
4. The Landlord collected a rent deposit of \$2,000.00 from the Tenant and this deposit is still being held by the Landlord.
5. Interest on the rent deposit, in the amount of \$189.65 is owing to the Tenant for the period from October 12, 2021 to February 24, 2026.

6. The parties agree that compensation equal to one month's rent has been paid to the Tenant on December 10, 2025.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
2. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit is \$2,189.65. However, the Landlord is authorized to deduct from the amount owing to the Tenant \$70.68 per day for compensation for the use of the unit starting March 15, 2026 until the date the Tenant moves out of the unit.
3. The Landlord or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
4. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 May 1, 2026.

March 3, 2026
Date Issued

Sandra Sabourin
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 of the Tenant expires on November 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.