



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-059063-25

In the matter of: 8 William Curtis Circle
Newmarket ON L3Y8L7

Between: Olivia Pasquariello Landlord

And

Ali Jaberi Tenant

Olivia Pasquariello (the 'Landlord') applied for an order to terminate the tenancy and evict Ali Jaberi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on December 3, 2025.

The Landlord, the Tenant's Persian Interpreter, Sara Akrami and the Tenant attended the hearing.

At the hearing the parties consented to the following order to resolve the application.

Determinations:

1. At the hearing the parties did not agree on the amount of arrears owing and both parties provided a ledger of payments made by the Tenant and the Tenant provided bank statements confirming all payments made. After reviewing both parties documents and evidence, oral reasons were given at the hearing, making a determination that the Tenant owed the Landlord \$8,486.00 for arrears to December 4, 2025 plus costs.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord the amount of \$8,486.00 on or before February 28, 2026.
2. The Tenant shall pay the Landlord the monthly rent for the months of **December 2025 to February 2026** in full and by the **fifth day** (5th) of each corresponding month.
3. If the Tenant fails to make any one of the payments in accordance with this order, and by the dates required, 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 *Residential Tenancies Act*,

2006, for an order terminating the tenancy and evicting the Tenant. The order that results from this section 78 application is usually issued without a hearing.

February 27, 2026

Date Issued

Christina Philp

Member, 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.