



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

File Number: LTB-L-106472-25

In the matter of: 3508, 55 Ann O'Reilly Road
Toronto ON M1X0C3

Between: Thuvaraka Manchooran
Selvaratnam Kasippillai Landlord

And

RAHELEH GHOREISHI
RAMIN ZAHEDI Tenant

Thuvaraka Manchooran and Selvaratnam Kasippillai (the 'Landlord') applied for an order to terminate the tenancy and evict RAHELEH GHOREISHI and RAMIN ZAHEDI (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 25, 2026.

The Landlord Thuvaraka Manchooran, the Landlord support person for the purposes of translation, Selvan Kasippillai, the Tenant, Ramin Zahedi and the Tenant's support person for the purposes of translation, Amir Zahedi were in attendance. The Landlord, Thvaraka Manchooran, had permission to speak on behalf of the Landlord, Selvaratnam Kasippillai, who was not in attendance. The Tenant, Ramin Zahedi, had permission to speak on behalf of the Tenant, Raheleh Ghoreishi, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The lawful rent as of March 1, 2026, is \$2,357.50, due on the 1st day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$3,986.00, which represents the arrears of rent (\$3,800.00) plus the filing fee (\$186.00) for the period ending February 28, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$200.00 per month due on or before the 1st day of each month for a 6-month period starting in the month of March 2026, up to and including the month of August 2026 (arrears plus filing fee); AND
 - b) \$2,786.00 on or before September 1, 2026 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting March 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after February 28, 2026.

March 2, 2026
Date Issued

Sonja Hudson
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.