



**Order under Section 21.2 of the Statutory Powers Procedure Act and
Section 69 of the Residential Tenancies Act, 2006**

File Number: LTB-L-068832-25-RV-HR2

In the matter of: BASEMENT UNIT, 91 PATRICE CRES
THORNHILL, ON L4J4Z2

Between: Farangis Ajilian Landlord

and

Lawrence Behrens Tenant

REVIEW ORDER & *DE NOVO* HEARING ORDER – ON CONSENT

Procedural History of Application

Farangis Ajilian (the 'Landlord') applied in a N12-based L2 application seeking an order to terminate the tenancy and evict Lawrence Behrens (the 'Tenant') because the Landlord claimed in good faith they require 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 provided in the N12 Notice.

The application was heard by videoconference on December 4, 2025 with only the Landlord's side attending. Order LTB-L-068832-25 was issued on January 5, 2026 terminating the tenancy effective January 16, 2026 (the 'L2 Order').

On January 12, 2026 the Tenant requested a review and stay of the L2 Order, claiming they were not reasonably able to participate in the proceeding.

Review interim order LTB-L-068832-25-RV-IN was issued on January 13, 2026 staying the L2 Order and directing the request to a review hearing.

The review hearing was conducted by videoconference on February 2, 2026. The Tenant attended the review hearing with his legal representative Vanessa Palumbo (paralegal). The Landlord also attended with her son and support Sam Khosravi, and their legal representative Anome Mahrabian (paralegal).

Determinations:

Review Granted on Consent

1. The Landlord consented to the Tenant's request for review. The review was therefore granted.

De Novo L2 Order on Consent

2. The parties mutually agreed to resolve all matters in issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

3. The L2 Order LTB-L-068832-25 issued on January 5, 2026 and review interim order LTB-L-068832-25-RV-IN issued on January 13, 2026 are both cancelled, and replaced by this order.
4. The parties advised that they have come to an agreement where the Landlord is providing the Tenant with a postponed eviction. The parties mutually agreed to terminate the tenancy effective **June 30, 2026**.
5. The parties confirm that the Landlord already provided the Tenant with a 1 month compensation cheque in the amount of \$800.00 dated August 13, 2025; which the Tenant has not yet cashed.
6. The Tenant shall cash the compensation cheque forthwith. If any difficulties are experienced in cashing the cheque dated August 13, 2025, the Landlord agrees to issue a new cheque to the Tenant immediately and to reimburse the Tenant for any incurred fees as a result of the prior cheque.
7. Despite the claim for daily compensation that was made in the L2 application, the Landlord confirms there is currently no daily compensation owing (between the date after the termination date provided in the N12 Notice and the review hearing date).
8. The parties agree that the current monthly rent is \$800.00. Therefore, the daily compensation rate is \$26.30 [calculated as (\$800.00 times 12 months) divided by 365 days].
9. If the Tenant does not move out of the rental unit by June 30, 2026, then the Tenant shall pay to the Landlord daily compensation of **\$26.30 per day** for the use of the rental unit **starting July 1, 2026** until the date the Tenant actually moves out of the rental unit or gets evicted through Sheriff enforcement.
10. If the rental unit is not vacated on or before June 30, 2026, then starting July 1, 2026 the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

11. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the rental unit to the Landlord on or after July 1, 2026.

March 2, 2026
Date Issued

Michelle Tan

Vice Chair, 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 January 1, 2027 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.