



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

File Number: LTB-L-093824-25

In the matter of: 40 NORTHCLIFF DR
ST CATHARINES ON L2T3V9

Between: Panteha Razavi Landlord

And

Peggy Sims Tenants
Rachael Smith
Ross Smith
Alex Sims

Panteha Razavi (the 'Landlord') applied for an order to terminate the tenancy and evict Peggy Sims, Rachael Smith, Ross Smith and Alex Sims (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

Panteha Razavi (the 'Landlord') also applied for an order to terminate the tenancy and evict Peggy Sims, Rachael Smith, Ross Smith and Alex Sims (the 'Tenants') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The application was scheduled to be heard by video conference on February 26, 2026. Before the start of the hearing, the Landlord's Representative, Brianna Brady, the Landlord, and the Tenants Peggy Sims and Alex Sims, on behalf of all Tenants, advised that the parties had reached an agreement. The Tenants met with Tenant Duty Counsel prior to the hearing.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective April 30, 2026. This is final and non-voidable.
- b) The lawful rent is \$2,050.00. It is due on the 1st day of each month.
- c) March 2026 rent will be paid as follows:
 1. \$500.00 paid on February 26, 2026, which the Landlord confirms has been received; and
 2. \$1,550.00 to be paid on or before April 1, 2026.
- d) The rent arrears owing to February 28, 2026, are \$27,900.00.
- e) A last month rent deposit was collected March 1, 2021. This deposit will be applied to April 2026. Interest of \$210.60 is owing to the Tenants. Of this amount, \$100.00 will be applied to top up the last month's rent deposit; and \$110.60 will be applied toward the arrears owing.
- f) Utilities owing up to February 28, 2026, total \$2,222.36.
- g) The Landlord agrees to reduce the total amount owing to \$15,000.00, provided that:
 1. the Tenants vacate the rental unit on or before April 30, 2026, and
 2. the March 2026 rent is paid as agreed above.
- h) If the Tenants fail to meet the above conditions, the full amount of the rent arrears and utility arrears becomes due and payable.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. **The Tenants must vacate the unit on or before April 30, 2026.**
2. 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.
3. 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.
4. The Tenants shall pay to the Landlord March 2026 rent as follows:
 - \$500.00 on February 26, 2026; and
 - \$1,550.00 on or before April 1, 2026
5. If the Tenants vacate the unit on or before April 30, 2026, and pay the March 2026 rent as set out in paragraph 4, then the Tenants shall pay **\$15,000.00** to the Landlord. This amount represents rent arrears and utility arrears owing up to **February 28, 2026**, less waived rent.

6. If the Tenants **do not** vacate the unit on or before April 30, 2026, and **do not** pay the March 2026 rent as required by paragraph 4, then the Tenants shall pay **\$30,011.76**, representing the full rent arrears (\$27,900.00) and utility arrears (\$2,222.36) owing up to February 28, 2026, minus applicable interest (\$110.60).

March 3, 2026
Date Issued

Sarah Visnovec
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 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.