



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

File Number: LTB-L-105156-25

In the matter of: 1617, 30 CHARLES ST W
TORONTO ON M4Y1R5

Between: The Governing Council of the University of Toronto Landlord

And

Arash Safaei Tenants
Fahimeh Ghorbani

The Governing Council of the University of Toronto (the 'Landlord') applied for an order to terminate the tenancy and evict Arash and Fahimeh Ghorbani (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard by video conference on February 24, 2026. Before the start of the hearing, the Landlord's Representatives, Sara Sohail and Leora Jackson, the Landlord's agents, Dana Burke and Jean Thompson and the Tenant, Fahimeh Ghorbani advised that the parties had reached an agreement. The Tenant 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.

On consent, it is ordered that:

- a) The application is amended to include the Tenant, Arash's full name, Arash **Safaei**.
- b) The Tenants shall pay to the Landlord **\$22,187.30**, which represents the arrears of rent (\$22,001.30) and costs (\$186.00) outstanding for the period ending February 28, 2026.
- c) The Tenants shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:

Date Payment Due	Amount of Payment
February 28, 2026	\$2,000.00
March 31, 2026	\$14,000.00
September 1, 2026	\$1,000.00
October 1, 2026	\$1,000.00
November 1, 2026	\$1,000.00
December 1, 2026	\$1,000.00
January 1, 2027	\$500.00
February 1, 2027	\$1,000.00
March 1, 2027	\$687.30

- d) The Tenants shall also pay the Landlord the rent in full, on or before the first day of each corresponding month for the months of March 2026 to March 2027, or until there are no arrears owing, whichever comes first.
- e) If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after February 28, 2026.

March 4, 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.