



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-047187-25

In the matter of: 2088 GOLDEN ORCHARD TRAIL
OAKVILLE ON L6M3N5

Between: Sharifeh Nouraei
Seyed Javad Shalchian Landlord

And

Katharine McGibbon Former Tenant

Sharifeh Nouraei and Seyed Javad Shalchian (the 'Landlord') applied for an order requiring Katharine McGibbon (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 5, 2026.

Both Landlord's and an agent for the Landlord's the Landlord's son, Hesam Shalchian attended the hearing.

The Former Tenant also attended the hearing.

The parties consented to the following order in full and final satisfaction of all issues in this application up to the day of the hearing. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **[\$XX]** for arrears of rent up to **[date]** and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) Commencing on March 25, 2026 and continuing on the 25th of each month for 22 months, the Former Tenant shall pay to the Landlord \$400.00; and
 - b) On the 23rd month the Former Tenant shall pay to the Landlord \$386.00.

3. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Tenant will start to owe interest. This will be simple interest calculated from the day after the breach at 4.00% annually on the balance outstanding.

March 5, 2026
Date Issued

Greg Brocanier
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.