



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-105592-25

In the matter of: 7, 6 WINGREEN CRT
NORTH YORK ON M3B 1B9

Between: Wingreen Court LP Landlord

and

Vida Farahmand Tenant

Wingreen Court LP (the 'Landlord') applied for an order requiring Vida Farahmand (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on February 24, 2026.

The Landlord's representative, Elaine Page, and the Tenant attended the hearing.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 31, 2026.
3. The lawful rent is \$2,322.77. It is due on the 1st day of each month.
4. It is not in dispute that the Tenant has not made any payments since the application was filed. The rent arrears owing to January 31, 2026, are \$4,597.77.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,322.77 from the Tenant and this deposit is still being held by the Landlord. The rent deposit is applied to the arrears of rent because the tenancy is terminated.
7. Interest on the rent deposit, in the amount of \$4.14 is owing to the Tenant for the period from January 1, 2026, to January 31, 2026.
8. The Tenant testified that she has a disabled son and financial hardship. She requested 2 years to pay the full arrears. While the Landlord's representative objected to extending the

time for the Tenant to pay, I find that it would not be unfair to provide the Tenant a brief extension to March 31, 2026, to pay the arrears before the interest starts to accrue.

It is ordered that:

1. The Tenant shall pay to the Landlord \$2,456.86. This amount includes rent arrears owing up to January 31, 2026, and the cost of the application minus the rent deposit and interest owing.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

Adeela Alvez
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.