



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

File Number: LTB-L-099534-25

In the matter of: Upper Level, 9 LEE GATE
AURORA ON L4G2J6

Between: Maryam Farsijani Landlord

And

Arsalan Motamedi Tenant

Maryam Farsijani (the 'Landlord') applied for an order to terminate the tenancy and evict Arsalan Motamedi (the 'Tenant') 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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Prior to the videoconference hearing on March 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Mohsen S. Azimi, the Landlord, and the Tenant's Representative, Raymond Lee, participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant is no longer in possession of the unit.
- B. The tenancy was terminated on January 17, 2026, which was the date the Tenant moved out of the unit.
- C. The Tenant received the \$100.00 key deposit from the Landlord.

On consent of the parties, it is ordered that:

1. The Tenant shall owe to the Landlord \$1305.41 which represents the following:
 - \$819.41 (outstanding utilities costs);

- \$300.00 (lock replacement); and
 - \$186.00 (cost of filing the application).
2. If the Tenant does not pay the Landlord the full amount owing on or before July 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 9, 2026 at 4.00% annually on the balance outstanding.

March 10, 2026
Date Issued

Monica Dairo
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.