



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

File Number: LTB-L-097781-25

In the matter of: 709, 10 RUDDINGTON DR
TORONTO ON M2K 2J9

Between: Novi Properties Landlord

and

Parisa Homatash Tenant

Novi Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Parisa Homatash (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 4, 2026.

Only the Landlord's agent, Elvis Prifti, attended the hearing.

As of 1:34 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Landlord requested for the application to be amended to remove Rafigh Parmis and Rafigh Atrisa as Tenants. He indicated that they are not named as Tenants on the tenancy agreement and are the Tenant's children. I consented to the Landlord's request.

Rental Arrears

2. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
3. As of the hearing date, the Tenant was still in possession of the rental unit.
4. The lawful rent is \$2,684.55. It is due on the 1st day of each month.
5. Based on the Monthly rent, the daily rent/compensation is \$88.26. This amount is calculated as follows: \$2,684.55 x 12, divided by 365 days.

6. The Tenant has paid \$6,437.34 to the Landlord since the application was filed.
7. The rent arrears owing to March 31, 2026 are \$4,985.41. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. Accordingly, the total amount the Tenant owes the Landlord is \$5,171.41.

Relief from Eviction

8. The Landlord's agent expressed his willingness to offer the Tenant a payment plan. He suggested that the Tenant pay \$1,723.80 for 3 months with the payments due on the 1st of each month. Further, he was not aware as to why the Tenant did not attend at the hearing or of any reason to delay or deny eviction.
9. As the Tenant did not attend, no other circumstances were presented to me.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$5,171.41 for arrears of rent up to March 31, 2026, which includes the \$186.00 filing fee, in accordance with the following schedule:
 - \$1,723.80 on or before April 1, 2026;
 - \$1,723.80 on or before May 1, 2026; and
 - \$1,723.80 on or before June 1, 2026.
2. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period April 1, 2026 to June 30, 2026, or until the arrears are paid in full, whichever date is earliest.
3. 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 Board 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 March 31, 2026.

March 9, 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.