



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

**File Number:** LTB-L-000306-26

**In the matter of:** 170 NIPIGON AVE  
NORTH YORK ON M2M2W4

**Between:** Maryam Furnished Suites Inc Landlord

**And**

Azita Davari-Nik Tenant

Maryam Furnished Suites Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Azita Davari-Nik (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 9, 2026.

The Landlord's Agent, Sherry Mostafavi, and the Tenant attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

**The parties agree that:**

1. Although there was no agreement on how much the Tenant owed in rent arrears, the Landlord is waiving all rent arrears owing up to March 31, 2026. Therefore, the parties agree that the Tenant does not owe the Landlord any rent arrears for this tenancy.
2. The Tenant will vacate the rental unit on or before March 31, 2026.
3. The parties agree that this is a full and final settlement of all issues in the tenancy up to the date of the hearing.

**On consent, it is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after April 1, 2026.
4. This is a full and final settlement of all issues in the tenancy up to the date of the hearing.

**March 11, 2026**  
**Date Issued**

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Paula West Oreskovich  
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on October 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.