



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

File Number: LTB-L-000501-26

In the matter of: 1194 BROOKES ST
NORTH BAY ON P1B 2N8

Between: Aman Rana Landlords
Eziz Bayramov

And

Derica Deller Tenants
Martin Funnell

Aman Rana and Eziz Bayramov (the 'Landlords') applied for an order to terminate the tenancy and evict Derica Deller and Martin Funnell (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on March 9, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. Derica Deller attended on behalf of the Tenants. Both Landlords also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 7, 2026.
2. **If the unit is not vacated on or before June 7, 2026, then starting June 8, 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 June 8, 2026.**
4. If the rental unit has not been vacated on or before June 7, 2026, the Landlord may also collect a per diem rate of \$85.48 (based on \$2 600.00 per month X 12 months / 365 days) for use of the unit starting June 8, 2026 to the day the Tenants vacate the unit.

5. The last month's rent deposit shall be applied to the period May 1 – 31, 2026.
6. The Tenants owe the Landlord \$13 186.00, representing the rent arrears up to and including March 31, 2026 and the \$186.00 application filing fee.
7. Provided the following payments are made in full and on-time, then the balance owing (\$3 186.00) and the April 2026 monthly rent shall be waived by the Landlord:
 - a. \$2 600.00 on or before April 1, 2026;
 - b. \$2 600.00 on or before May 1, 2026;
 - c. \$4 800.00 on or before June 7, 2026;
8. If the Tenants fail to make any one of the payments, as per paragraph 7 above, 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 this Order shall become immediately due and owing and the Landlord may, without notice to the Tenants apply to the Board 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.
9. The Landlord shall waive the per diem for June 1 – 7, 2026.

March 16, 2026
Date Issued

Susan Parsons
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.

In accordance with Section 81 of the Act, the part of this Order relating to the eviction expires on December 8, 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.