



Order under Sections 30 & 69 Residential Tenancies Act, 2006

File Number: LTB-L-107480-25
LTB-T-099421-25

In the matter of: 806, 238 Doris Avenue
North York ON M2N6W1

Between: Nawaz Varawala Landlord
Arfakhasad Varawalla Varawalla

And

Najmeh Nazemi
Meysam Varzi Tenant

Nawaz Varawala and Arfakhasad Varawalla Varawalla (the 'Landlord') applied for an order to terminate the tenancy and evict Najmeh Nazemi and Meysam Varzi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on March 11, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Shahrzard Rahimi, the Landlord Nawaz Varwala, and the Tenants were present. Prior to mediation, the Tenants did not utilize the services of Tenant Duty Counsel.

During mediation, the Tenants requested the parties bring forward their T6 application bearing file number LTB-T-099421-25, and resolve that matter in a global resolution with the Landlord's L1 Application.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. This order is intended to be a global resolution of LTB files LTB-L-107480-25 & LTB-T-099421-25, as well as all other matters regarding this tenancy agreement.
2. During mediation, the Tenant sought to withdraw LTB-T-099421-25 in satisfaction of the resolution negotiated in the Landlord's L1 Application, LTB-L-107480-25.
3. The parties negotiated a non-voidable termination of tenancy pursuant to the L1 Application.

4. The rent arrears owing to March 31, 2026, are \$12,000.00.
5. The Landlord incurred costs of \$186.00 for filing the application and waives their claim to this amount.
6. The Landlord collected a rent deposit of \$3,000.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit, together with any owed interest on that amount will constitute the full lawful rent charges for the period commencing March 01, 2026.
7. The Landlord collected a key deposit from the Tenant in the amount of \$300.00. The parties agree that this amount will be applied against the balance of arrears owed by the Tenant, and not returned to them upon return of their keys and key FOBs.
8. The Tenant will return all keys and key FOBs to the Landlord's Agent on or before April 01, 2026, at such time as they provide vacant possession to the Landlord.
9. The Landlord will waive all arrears which remain outstanding to the Landlord, after the credited last month rent and the key deposit, in the amount of \$8,700.00.

On consent of the parties, it is order that:

1. Having been withdrawn, the Board file bearing number LTB-T-099421-25 shall be closed.
2. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 01, 2026.
3. This order settles all claims advanced by the Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of this order.
4. If the unit is not vacated on or before April 01, 2026, then starting April 02, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 March 02, 2026.

March 13, 2026
Date Issued

Adam Rogers
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 October 01, 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.