



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-000469-26

In the matter of: Basement, 65 DUNNING AVE
AURORA ON L4G1A4

Between: Behnam Hajarizadeh Landlord

And

Skyler Dakota Verschelden Tenants
Anthony James Belisle

Behnam Hajarizadeh (the 'Landlord') applied for an order to terminate the tenancy and evict Skyler Dakota Verschelden and Anthony James Belisle (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on March 12, 2026, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Nancy Fahlgren.

The Landlord's representative, Parastoo Naderi, and the Tenants were present. The Tenant did not meet with Tenant Duty Counsel prior to the mediation.

As a result of the mediation, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I am satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The current lawful rent is \$2,000.00. It is due on the 13th day of each month. However, for the purposes of this agreement, the monthly rent that will come due on March 13, 2026 will be payable on or before March 25, 2026.
2. By no later than May 31, 2026, the Landlord shall address, as necessary, the maintenance and repair issues raised by the Tenants in response to this application and uploaded to the Tribunals Ontario Portal on March 3, 2026.
3. If the Landlord fails to comply with any of the requested maintenance and repair issues in compliance with these agreed upon terms, the Tenants may pursue further remedies available to them under the *Residential Tenancies Act, 2006*.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$6,904.80. This amount represents \$6,718.80 for arrears of rent up to March 12, 2026, and \$186.00 for the application filing fee.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - \$400.00 on or before the 1st day of each month for the seventeen (17) month period from April 1, 2026 to August 1, 2027;
 - \$104.80 on or before September 1, 2027.
3. The Tenants shall also pay to the Landlord the lawful monthly rent that will come due during the period from March 13, 2026 to September 12, 2027, or until the arrears and costs are paid in full, whichever date is earliest, as follows:
 - a) March 13, 2026 rent on or before March 25, 2026;
 - b) Rent in full, on time, as and when it comes due and owing on the 13th day of each month starting April 13, 2026 until September 12, 2027.
4. 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 LTB 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 become owing after March 12, 2026.

March 20, 2026

Date Issued

Nancy Fahlgren

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.