



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

File Number: LTB-L-019103-26

In the matter of: Unit 2105, 33 SINGER CRT
NORTH YORK ON M2K0B4

Between: ZEFENG LIN Landlord

And

Mahnaz Sharifyan
Nasser Barani Tenant
Ehsan Barani

ZEFENG LIN (the 'Landlord') applied for an order to terminate the tenancy and evict Mahnaz Sharifyan, Nasser Barani and Ehsan Barani (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 16, 2026. The Landlord's legal representative, Jiangning Guo and the Tenant, Nasser Barani, were in attendance. The Tenant, Nasser Barani, had permission to speak on behalf of the Tenant, Mahnaz Sharifyan and Ehsan Barani, who were not in attendance.

The parties elected to participate in Landlord and Tenant Board facilitated mediation through the Tribunals online dispute resolution portal with the assistance of Dispute Resolution and Hearings Officer, Sonja Hudson.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The current lawful rent is \$2,650.00 and is due on the 19th day of each month.

On consent it is ordered that:

1. The Tenant shall pay to the Landlord the lawful rent on time and in full as it comes due and owing for a 24-month period starting March 2026, through to and including February 2028.

2. If the Tenant fails to make any of the payments noted in paragraph 1 of this order the Landlord may, without notice to the Tenant, apply to the Landlord and Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy and evicting the Tenant.

March 24, 2026
Date Issued

Sonja Hudson

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.