



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

File Number: LTB-L-003266-26

In the matter of: 304, 35 MARSHALL ST
RICHMOND HILL ON L4C0A5

Between: RICHMOND HILL ECUMENICAL HOMES Landlord
CORPORATION

And

FAREDON FARSIJANI Tenants
FAROKH LAGHA

RICHMOND HILL ECUMENICAL HOMES CORPORATION (the 'Landlord') applied for an order to terminate the tenancy and evict FAREDON FARSIJANI and FAROKH LAGHA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on March 23, 2026.

The Landlord's Agent, Robin Oake, the Landlord's Legal Representative, Nicole Ruby, the Tenants and the Tenants' Agent, Soodabeh Farsijani attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenants were still in possession of the rental unit.
3. The lawful rent is \$1,595.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$52.44. This amount is calculated as follows: \$1,595.00 x 12, divided by 365 days.
5. The Tenants have paid \$3,190.00 to the Landlord since the application was filed.
6. The rent arrears owing to March 31, 2026 are \$3,209.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

8. The Landlord collected a rent deposit of \$1,229.44 from the Tenants and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$5.80 is owing to the Tenants for the period from January 1, 2026 to March 23, 2026.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until April 30, 2026 pursuant to subsection 83(1)(b) of the Act.
11. The Tenants' Agent submits that the Tenants' net income is approximately \$2,900.00 per month. The monthly expenses inclusive of rent exceed the Tenants' current income. The Tenants request a repayment plan that would require the Tenants to pay an additional \$100.00 per month until the arrears are paid in full.
12. The Landlord opposes the Tenants' request for a payment plan. The Landlord submits that they do not believe the tenancy is viable and that a 32-month payment plan would be unfairly prejudicial to the Landlord.
13. I do not believe the Tenants' proposed payment plan is viable based on the evidence before me. As a result, I find that it would be unfair to grant relief from eviction in the form of a payment plan as proposed.
14. With regards to whether to postpone eviction, the Tenants have resided in the rental unit for the past 14 years and reside in the unit with their child who has a disability. The Tenants submit that they will be unable to find alternative housing if evicted. Based on the Tenants circumstances, I find that it would not be unfair to postpone eviction to April 30, 2026. The Landlord has a last month's rent deposit and will not be further prejudiced by the delay.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$4,990.00 if the payment is made on or before April 30, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 30, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.
4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 30, 2026.**

5. If the Tenants do not void the order, the Tenants shall pay to the Landlord \$1,770.88. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
6. The Tenants shall also pay the Landlord compensation of \$52.44 per day for the use of the unit starting March 24, 2026 until the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. 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 May 1, 2026.

April 1, 2026
Date Issued

Christopher Lin
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 November 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay to void the eviction order and continue the tenancy if the payment is made on or before April 30, 2026

Rent Owing To April 30, 2026	\$7,994.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,190.00
Total the Tenants must pay to continue the tenancy	\$4,990.00

B. Amount the Tenants must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$6,010.12
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$3,190.00
Less the amount of the last month's rent deposit	- \$1,229.44
Less the amount of the interest on the last month's rent deposit	- \$5.80
Total amount owing to the Landlord	\$1,770.88
Plus daily compensation owing for each day of occupation starting March 24, 2026	\$52.44 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	