



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-101088-25

In the matter of: 1706, 1755 FROBISHER LANE
OTTAWA ON K1G3T6

Between: Yasser Jalalat Tenants
Ansari Sara

And

Paramount Property Management Inc. Landlord

Yasser Jalalat and Ansari Sara (the 'Tenants') applied for an order determining that Paramount Property Management Inc. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was scheduled to be heard by videoconference on March 18, 2025. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Tenant, Yasser Jalalat (representing both Tenants), and the Landlord Agent, Bobbi Jo Levesque participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. The tenancy will end on March 31, 2026.
2. The Tenants agree to waive \$48.00 which is the cost filing the application.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.
4. The Landlord shall pay the Tenants \$3,058 which represents the amount of rent for February and March 2026.
5. The Landlord shall pay the Tenants the full amount owing by March 31, 2026.
6. If the Landlord does not pay the Tenants the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.

March 26, 2026
Date Issued

Rachael Kukoyi
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.