



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

File Number: LTB-L-005207-26

In the matter of: 2602, 12 YORK ST
TORONTO ON M5J0A9

Between: R&Y Consulting Inc. Landlord

And

Mozhgan Salimparsa Tenant

R&Y Consulting Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Moshgan Salimparsa (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The application was scheduled to be heard by video conference on March 30, 2026. Randip Medhi attended on behalf of the Landlord and was represented by Ajitinder Grewal. The Tenant was also present. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties agreed:

- a. The Landlord gave the Tenant an N12 notice of termination with the termination date of April 9, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation or personal use.
- b. As of the hearing date, the Tenant was still in possession of the rental unit.
- c. This consent order is a final, non-voidable termination of this tenancy based on the parties' mutual agreement to terminate the tenancy
- d. The lawful rent is \$2,375.78. The rent is due on the 10th day of each month.
- e. Based on the monthly rent, the daily compensation is \$78.11. This amount is calculated as follows: \$2,375.78 x 12, divided by 365 days.

- f. The Landlord agrees to pay the Tenant \$20,000.00 in consideration for the Tenant terminating the tenancy on or before June 9, 2026. The Landlord will pay the Tenant the settlement amount on or before May 1, 2026, by bank draft.
- g. The Landlord provided the Tenant with compensation in the form of an e-transfer, which the Tenant did not accept. The Tenant will cancel the unaccepted compensation e-transfer, as it is understood that the compensation will be included in the \$20,000.00, which will be paid to the Tenant on or before May 1, 2026.
- h. The Landlord will waive the rent due on April 1, 2026.
- i. The Landlord collected a rent deposit of \$2,375.78 from the Tenant 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. The rent deposit will be applied to the rent for the month of May 2026, being the last rental period of the tenancy.

It is ordered on consent that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 9, 2026.
- 2. The Landlord shall pay the Tenant \$20,000.00 in consideration for the Tenant terminating the tenancy on or before June 9, 2026. The Landlord shall pay the Tenant the settlement amount on or before May 1, 2026, by bank draft.
- 3. If the unit is not vacated on or before June 9, 2026, then starting June 10, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 4. The Tenant shall also pay the Landlord compensation of \$78.11 per day for the use of the unit starting June 10, 2026, until the date the Tenant moves out of the unit.
- 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 June 10, 2026.

April 2, 2026
Date Issued

Helen Giannini
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 of the Tenant expires on December 10, 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.