



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-072894-25-AM

In the matter of: Main Floor Bedroom, 1 Green Briar Road
Toronto ON M2K1H4

Between: Amir Charmchi Landlord

And

Housha Dejkameh Tenant

Amir Charmchi (the 'Landlord') applied for an order to terminate the tenancy and evict Housha Dejkameh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard on November 13, 2025, by video conference, at which the parties decided to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Maryam Cooper.

The Landlord's Representative, Lily McMillan, the Tenant's Representative, Rebecca Ward, and the Tenant, Housha Dejkameh, were present. The Tenant did not speak with Tenant Duty Counsel prior to 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 and I am satisfied that the parties understand the consequences of their consent.

This amended order is issued by DRO Maryam Cooper to correct clerical error in the original order issued on November 18, 2025

It is ordered on consent that:

1. The Tenant shall pay to the Landlord **\$1,260.00**. This amount represents the rent arrears of rent up to November 30, 2025.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
November 27, 2025	\$460.00
December 27, 2025	\$300.00
January 27, 2026	\$300.00
March 27, 2026	\$200.00

3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period December 1, 2025 to March 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after November 30, 2025.

November 18, 2025

Date Issued

Maryam Cooper

Hearings Officer, Landlord and Tenant Board

April 7, 2026

Date Amended

Maryam Cooper

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.