



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107693-25

In the matter of: 3307, 2916 HIGHWAY 7
CONCORD ON L4K0K6

Between: Highgate Property Investments Inc

Landlord

And

Parisa Sedeaghat
Leila Karami

Tenant

Highgate Property Investments Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Parisa Sedeaghat and Leila Karami (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

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

Highgate Property Investments Inc (the 'Landlord') also applied for an order requiring Parisa Sedeaghat and Leila Karami (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Prior to the videoconference hearing on April 2, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Jeff Shabes, and the Tenant participated in the mediation. The Tenant, Parisa Sedeaghat, also consulted with Tenant Duty Counsel prior to mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$292.04 which represents outstanding utilities charges and the cost of filing the application.

2. If the Tenant does not pay the Landlord the full amount owing **on or before April 15, 2026**, the Tenant will start to owe interest. This will be simple interest calculated from April 16, 2026 at 4.00% annually on the balance outstanding.

April 7, 2026
Date Issued

Monica Dairo
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.