



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

File Number: LTB-L-108715-25

In the matter of: 3810 10th Sideroad
Bradford ON L3Z3V1

Between: Fridoon Sadiqi Landlord

And

Ryan Button Tenant

Fridoon Sadiqi (the 'Landlord') applied for an order to terminate the tenancy and evict Ryan Button and Jen Laphan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 18, 2026.

The Landlord Fridoon Sadiqi, Landlord's Legal Representative Tigran Sandukhchyan, Tenant Ryan Button, and the Tenant's Legal Representative Krysta Pacheco attended the hearing.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The application is amended to remove "Jen Laphan" as a named Tenant.
2. The tenancy between the Landlord and the Tenant terminated on February 28, 2025.
3. The Landlord shall credit the Tenant \$6,000.00 towards the Tenant's claims in the application, making the total payable amount to the Landlord \$4,000.00.
4. The Tenant shall pay to the Landlord the amount of \$4,000.00 set out in paragraph 3 in accordance with the following schedule:

Payment Date	Payment Amount
April 15, 2026	\$500.00
May 15, 2026	\$500.00
June 15, 2026	\$500.00
July 15, 2026	\$500.00
August 15, 2026	\$500.00
September 15, 2026	\$500.00

October 15, 2026	\$500.00
November 15, 2026	\$500.00

5. If the Tenant fails to make any of the payments in full and on time in accordance with paragraph 4 of this order, then the full amount owing shall come due and payable to the Landlord immediately, and the Tenant will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the outstanding balance.

April 8, 2026
Date Issued

Kyle Anderson
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.