



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

File Number: LTB-L-101319-25

In the matter of: Upper Unit, 4 ALGONQUIN CRES
AURORA ON L4G3E5

Between: Elham Moazamigoodarzi
Zahra Yousefi Landlord

And

Elizabeth Toakase Mataele Tenant

Elham Moazamigoodarzi and Zahra Yousefi (the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Toakase Mataele (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 26, 2026. The Landlord, Elham Moazamigoodarzi, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The application shall be amended to include the designation of “upper unit”, to properly identify the rental unit within the property.
2. The current lawful rent is \$2,590.00, due on the 1st day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$10,546.00, which represents the arrears of rent (\$10,360.00) plus the filing fee (\$186.00) for the period ending March 31, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$300.00 on or before April 20, 2026 (arrears); AND

- b) \$800.00 on or before May 20, 2026 (arrears); AND
 - c) \$1,000.00 on or before June 20, 2026 (arrears); AND
 - d) \$1,150.00 per month due on or before the 20th day of each month for a 6-month period starting in the month of July 2026, up to and including the month of December 2026 (arrears plus filing fee); AND
 - e) \$1,546.00 on or before January 20, 2027 (arrears).
3. The lawful rent for the month of April 2026 is due in full on or before April 17, 2026.
4. In addition to the payments noted in paragraph 2 and 3 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting May 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after March 31, 2026.

April 10, 2026
Date Issued

Sonja Richter
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.