



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

File Number: LTB-L-016987-26

In the matter of: 406, 200 RIDLEY BLVD
TORONTO ON M5M 3M2

Between: Signet Group Inc. Landlord

And

AMIRHUSSEIN SHABANI Tenants
MASSOUMEH DEGHANI VINEHKABOUNDI

Signet Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict AMIRHUSSEIN SHABANI and MASSOUMEH DEGHANI VINEHKABOUNDI (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled for a merits hearing, via video conference, on April 7, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenants attended and declined the opportunity to consult with Tenant Duty Counsel prior to mediation. The Landlord's Legal Representative, Matt Anderson, also participated.

The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated unless the Tenants void this order.
2. **The Tenants may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - **\$365.92** if the payment is made on or before April 20, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenants may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenants have paid the full amount owing as ordered plus any additional rent that became due after April 20, 2026 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenants may only make this motion once during the tenancy.

4. **If the Tenants do not pay the amount required to void this order the Tenants must move out of the rental unit on or before April 20, 2026.**
5. As of the date of the hearing, the amount of the rent deposit and interest the Landlord owes on the rent deposit exceeds the arrears of rent, compensation and the cost of filing the application the Landlord is entitled to by \$2 551.46. See Schedule 1 for the calculation of the amount owing. However, the Landlord is authorized to deduct from the amount owing to the Tenants \$54.05 per day for compensation for the use of the unit starting April 8, 2026 until the date the Tenants move out of the unit.
6. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order.
7. If the unit is not vacated on or before April 20, 2026, then starting April 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 April 21, 2026.

April 9, 2026
Date Issued

Susan Parsons
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 expires on October 21, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 20, 2026

Rent Owing To April 30, 2026	\$179.92
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$365.92

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date (April 7, 2026)	-\$1 085.70
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$1,633.91
Less interest owing on the last month's rent deposit	-\$17.85
Total amount owing to the Landlord	\$(2 551.46)
Plus daily compensation owing for each day of occupation starting	\$54.05 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	