



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006305-26

In the matter of: 1903, 123 PARKWAY FOREST DR
NORTH YORK ON M2J0G1

Between: Emerald Limited Partnership Landlord

And

Aiyoub Amini Tenants
Somayeh Pirouznia

Emerald Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Aiyoub Amini and Somayeh Pirouznia (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on April 8, 2026. On that date the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Rachael Kukoyi.

The Landlord's Representative, Natasha Mizzi, the Tenants' Representative, Mohsen Azimi, and the Tenant, Aiyoub Amini (representing both Tenants), participated in the mediation.

As a result of the mediation, the parties requested an order on consent and I am satisfied that the parties understand the terms and consequences of their consent, including waiving their right to a hearing on this application.

The Parties Agreed That:

1. As of the hearing date, the Tenants were still in possession of the rental unit.
2. The lawful rent is due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026, are \$11,986.18.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. Accordingly, the total amount the Tenants owe the Landlord is \$12,154.18.

It is ordered on consent that:

1. The Tenants shall pay to the Landlord \$12,154.18. This amount includes rent arrears owing up to April 30, 2026, and the cost of the application.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 through a payment plan whereby the Tenants will pay the Landlord:
 - \$100.80 on or before April 17, 2026;
 - \$700.00 a month on or before the 17th day of each month, beginning May 17, 2026, up to and including July 17, 2026;
 - \$850.00 a month on or before the 17th day of each month, beginning August 17, 2026, up to and including November 17, 2026; and
 - \$1,092.23 a month on or before the 17th day of each month, beginning December 17, 2026, up to and including May 17, 2027.
3. The Tenants shall also pay to the Landlord the new rent in full by the 1st day of each month for the period May 1, 2026, to May 1, 2027, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenants fail to make any of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after April 30, 2026.

April 15, 2026
Date Issued

Rachael Kukoyi
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.