



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

File Number: LTB-L-007147-26

In the matter of: G06, 123 PARKWAY FOREST DR
NORTH YORK ON M2J0G1

Between: Emerald Limited Partnership Landlord

And

Masoda Ahmadi Tenants
Edris Ahmadi

Emerald Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Masoda Ahmadi and Edris Ahmadi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The application was scheduled to be heard on April 14, 2026, by video conference. Before the start of the hearing, the parties engaged in private settlement discussions and advised that they had reached a settlement to resolve all matters at issue in the application. They requested an order on consent. The matter was referred to Dispute Resolution Officer (DRO) Nancy Fahlgren to assist in finalizing the terms and issue the requested order.

The Landlord's representative, Roman Komarov, and the Tenants were present. The Tenants did not meet with Duty Counsel prior to the hearing.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

The parties agreed that:

1. The tenancy is terminated in a final way and without voiding provisions. The Tenants will have until April 30, 2026 to vacate the rental unit.
2. The lawful rent is \$2,710.00. It is due on the 1st day of each month.
3. Based on the monthly rent, the daily rent/compensation is \$89.10. This amount is calculated as follows: \$2,710.00 x 12, divided by 365 days.
4. The Tenants have paid \$5,300.00 to the Landlord since the application was filed.
5. The rent arrears owing to April 30, 2026 are \$10,960.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$2,710.00 from the Tenants and this deposit is still being held by the Landlord.
8. Interest on the rent deposit, in the amount of \$48.33 is owing to the Tenants for the period from June 9, 2025 to April 14, 2026.
9. The rent deposit and interest owing on the rent deposit are applied to the arrears of rent because the tenancy is terminated.

10. The Tenants will pay the full amount owing as set out in this order as follows: \$5,000.00 on April 14, 2026 and the balance on or before April 30, 2026.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before April 30, 2026.
2. The Tenants shall pay to the Landlord \$6,925.07. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenants. See Schedule 1 for the calculation of the amount owing.
3. The Tenants shall also pay the Landlord compensation of \$89.10 per day for the use of the unit starting April 15, 2026 until the date the Tenants move out of the unit.
4. The Tenants shall pay to the Landlord the full amount owing **as set out in paragraphs 2 and 3 of this order** as follows:
 - a) \$5,000.00 on April 14, 2026;
 - b) balance owing on or before April 30, 2026.
5. If the Tenants fail to make any one of the payments required by paragraph 4 of this order, the full amount owing as set out in paragraphs 2 and 3 of this order, less any payments made, shall become immediately due and owing. The outstanding balance shall accrue simple interest at the rate of 4.00% per annum, calculated from the day following the date of default.
6. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 May 1, 2026.

April 23, 2026
Date Issued

Nancy Fahlgren
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 November 1, 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

Amount the Tenants must pay the Landlord

Rent Owing To Hearing Date	\$14,797.40
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$5,300.00
Less the amount of the last month's rent deposit	- \$2,710.00
Less the amount of the interest on the last month's rent deposit	- \$48.33
Total amount owing to the Landlord	\$6,925.07
Plus daily compensation owing for each day of occupation starting April 15, 2026	\$89.10 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	