



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

File Number: LTB-L-026810-26

In the matter of: 1102, 60 FREDERICK ST
KITCHENER ON N2H0C7

Between: Farzad Rajaei Salmasi Landlord

And

Shubhendu Parhi Tenants
Diptirekha Panda

Farzad Rajaei Salmasi (the 'Landlord') applied for an order to terminate the tenancy and evict Shubhendu Parhi and Diptirekha Panda (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 14, 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, Farzad Rajaei Salmasi, and the Tenant, Shubhendu Parhi (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. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Tenants vacated the rental unit on April 1, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
3. The lawful rent is \$2,150.00. It was due on the 1st day of each month.
4. The Tenants have not made any payments since the application was filed.
5. The rent arrears owing to April 1, 2026, are \$4,370.68.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

7. There is no last month's rent deposit.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 1, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$4,556.68. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026, at 4.00% annually on the balance outstanding.

April 17, 2026

Date Issued

Rachael Kukoyi

Hearings Officer, Landlord and Tenants 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.