



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-109161-25

In the matter of: 820, 49 THORNCLIFFE PARK DR
TORONTO ON M4H1J6

Between: Morguard Corporation Landlord

And

Dur Mohammad Afghanyar Tenant
Nazaneen Nazaneen

Morguard Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Dur Mohammad Afghanyar and Nazaneen Nazaneen (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Morguard Corporation (the 'Landlord') also applied for an order requiring Dur Mohammad Afghanyar and Nazaneen Nazaneen (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

Prior to the videoconference hearing on April 15, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Natalia Abiniakine, the Landlord Agent, Milagros Lapak, the Tenant support person, Nawidullah Afghanyar, and the Tenant participated in the mediation. The Tenant, Dur Mohammad Afghanyar, also represented the interests of Nazaneen Nazaneen, who did not attend the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord \$4237.50 as compensation for damages according to the following schedule:

AMOUNT DUE	DUE DATE
\$180.00	On or before the 1st day of each month for 23 months from <u>May 1, 2026 to March 1, 2028</u>
\$97.50	On or before April 1, 2028

3. If the Tenant fails to comply with the conditions set out in paragraph 2 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.

April 27, 2026
Date Issued

Monica Dairo
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.