



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

File Number: LTB-L-003299-26

In the matter of: Basement Room E, 262 MAXOME AVE
NORTH YORK ON M2M3L6

Between: Farshad Farshidfar Landlord

And

Bibi Sabrina Subadar Tenant

Farshad Farshidfar (the 'Landlord') applied for an order to terminate the tenancy and evict Bibi Sabrina Subadar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on April 15, 2026.

The Landlord, the Landlord's legal representative Dan Schofield and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 15, 2026.
2. The Tenant shall pay the Landlord any rent arrears owing up to the date of the hearing and the cost of filing the application. The amount of the rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant.
3. As of the date of the hearing, the Tenant owes the Landlord \$3,491.50. See Schedule 1 for the calculation of the amount owing.
4. The Tenant shall also pay the Landlord compensation of \$31.23 per day for the use of the unit starting April 16, 2026 to the date the Tenant moves out of the unit.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026 at 4.00% annually on the balance outstanding.

6. If the unit is not vacated on or before June 15, 2026, then starting June 16, 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 June 16, 2026.

April 24, 2026
Date Issued

Alicia Johnson
Member, 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 of the Tenant expires on December 16, 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 as the tenancy is terminated

Rent Owing To April 15, 2026	\$4,268.45
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$950.00
Less the amount of the interest on the last month's rent deposit	-\$12.95
Total amount owing to the Landlord	\$3,491.50
Plus daily compensation owing for each day of occupation starting April 16, 2026	\$31.23 (per day)