



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-005666-26

In the matter of: Main Floor/Part of Basement, 15395
BATHURST ST
AURORA ON L4G7A6

Between: Shawn Mogadasian Landlord

And

Farshin Noroozi Tenants
Shima Simaeetabar

Shawn Mogadasian (the 'Landlord') applied for an order to terminate the tenancy and evict Farshin Noroozi and Shima Simaeetabar (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The parties attended a hearing on March 18, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Haseeb Ullah, the Landlord and the Tenants Legal Representative, Ying Ngai Yu, the Tenants Interpreter, Hamid Shakeir and the Tenant, Farshin Noroozi on behalf of both Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. The Landlord in good faith requires possession of the rental unit for the purpose of their own residential occupation for a period of at least one year.
3. The Landlord has compensated the Tenants an amount equal to one month's rent on January 22, 2026.

4. Based on the monthly rent, the daily compensation is \$72.33. This amount is calculated as follows: \$2,200.00 x 12, divided by 365 days.
5. There is no last month's rent deposit.
6. The parties agreed to the termination date of June 15, 2026.
7. The Tenants agree to pay rent to June 15, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 15, 2026.
2. If the unit is not vacated on or before June 15, 2026, the Tenants shall pay the Landlord compensation of \$72.33 per day for the use of the unit starting June 16, 2026, until the date the Tenants moves out of the unit.
3. 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.
4. 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 22, 2026
Date Issued

Roxanne Theriault
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 of the Tenants 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.