



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

File Number: LTB-L-013904-26

In the matter of: 65 CARNEROS WAY
MARKHAM ON L6B1R2

Between: Sujatha Rajanathan Landlord

And

Haniyeh Fayazfar Tenant

Sujatha Rajanathan (the 'Landlord') applied for an order to terminate the tenancy and evict Haniyeh Fayazfar (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes (L1 Application).

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

This application was heard by videoconference on April 28, 2026.

The Landlord and the Tenant attended the hearing. The tenant was represented by Ms. Vijayakanthan.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before July 31, 2026.
2. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 August 1, 2026.
4. The Tenant shall also pay the Landlord compensation of \$103.56 per day for the use of the unit starting August 1, 2026, to the date the Tenant moves out of the unit.

5. As of April 28, 2026, the Tenant owed the Landlord \$10,450.00, representing arrears and filing fees up to May 9, 2026. The Tenant will pay \$2,000.00 representing arrears, as in paragraph 6 below. The balance of arrears and fees to May 9, 2026, is reduced to \$8,450.00. The Landlord waives \$8,450.00 in arrears and filing fees to May 9, 2026.
6. On or before, May 5, 2026, the Tenant will pay \$2,000.00 representing arrears for April 2026.
7. On or before, May 30, 2026, the Tenant will pay \$2,000.00 representing May 2026 lawful rent.
8. On or before, June 30, 2026, the Tenant will pay \$2,000.00 representing June 2026 lawful rent.
9. On or before, July 30, 2026, the Tenant will pay \$2,000.00 representing July 2026 lawful rent.
10. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraphs 6,7,8,and/or 9 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant.

April 29, 2026

Date Issued

Suzy Franklyn
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 Tenant expires on January 1, 2027, 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	\$6,400.00
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	-\$3,150.00
Total amount owing to the Landlord	\$3,436.00
Plus daily compensation owing for each day of occupation starting	\$103.56 (per day)