



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-011149-26

In the matter of: 1604, 1650 SHEPPARD AVE E
NORTH YORK ON M2J1V3

Between: Sunrise Towers Apartments Landlord

And

Ahmad Shakir Azami Tenants
Soma Azami

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

Sunrise Towers Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Ahmad Shakir Azami and Soma Azami (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The parties attended a hearing on April 23, 2026, by video conference. The Landlord's Legal Representative, Sabrina Marchionne, was present. The Tenant, Ahmad Shakir Azami, attended on behalf of both Tenants, accompanied by the Tenant's Legal Representative, Joe Myers and the Tenant's support person, Mohamed Boumediene.

The parties reached a consent agreement and requested that Dispute Resolution Officer (DRO) Felicia Puscalau assist in finalizing the terms and issuing an Order on consent to resolve all matters raised in the application.

After reviewing the terms of the agreement with the parties, I am satisfied that they fully understand the agreement and the consequences of providing their consent.

The parties agreed to the following:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,499.00. It is due on the 1st day of each month.

4. Based on the Monthly rent, the daily rent/compensation is \$82.16. This amount is calculated as follows: \$2,499.00 x 12, divided by 365 days.
5. The Tenant has paid \$3,500.00 to the Landlord since the application was filed.
6. The rent arrears owing to April 30, 2026, are \$4,996.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,499.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$29.47 is owing to the Tenant for the period from October 1, 2025, to April 23, 2026.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlord or to the LTB in trust:**
 - \$7,681.00 if the payment is made on or before May 15, 2026. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after May 15, 2026, but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before May 15, 2026.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlord \$2,044.21. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlord owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlord compensation of \$82.16 per day for the use of the unit starting April 24, 2026, until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlord the full amount owing on or before May 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 16, 2026, at 4.00% annually on the balance outstanding.
8. If the unit is not vacated on or before May 15, 2026, then starting May 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.

9. 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 May 16, 2026.

May 1, 2026
Date Issued

Felicia Puscalau
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 expires on November 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 to void the eviction order and continue the tenancy if the payment is made on or before May 15, 2026

Rent Owing to May 31, 2026	\$10,995.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
Total the Tenant must pay to continue the tenancy	\$7,681.00

B. Amount the Tenant must pay if the tenancy is terminated

Rent Owing to Hearing Date	\$7,886.68
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$3,500.00
Less the amount of the last month's rent deposit	- \$2,499.00
Less the amount of the interest on the last month's rent deposit	- \$29.47
Total amount owing to the Landlord	\$2,044.21
Plus, daily compensation owing for each day of occupation starting April 24, 2026	\$82.16 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	