



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021849-26

In the matter of: (basement bedroom), 145 RUSSELL AVE
Cumberland ON K1N 7X3

Between: Andreas Reissmann Landlord

and

Sohrab Ebrahimi Tenant

Andreas Reissmann (the 'Landlord') applied for an order to terminate the tenancy and evict Sohrab Ebrahimi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on April 29, 2026. On that date, the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Landlord and the Tenants participated in the mediation. Neither the Tenant nor the Landlord received legal advice regarding this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) There may be issues with the Landlord's application process (the Landlord did not file a Certificate of Service or an L1/L9 Update Sheet in the Tribunals Ontario Portal) that could affect outcomes at a hearing, however the parties are aware of this and still wish to move forward with this order on consent.
- 2) The Tenant filed RTA S.82 issues in the Tribunals Ontario Portal, but is now waiving any remedies for these issues.
- 3) The current rent is \$750.00. It is due on the 1st day of each month.
- 4) Based on the Monthly rent, the daily rent/compensation is \$24.66. This amount is calculated as follows: \$750.00 x 12 months, divided by 365 days.
- 5) The Tenant has not made any payments since the application was filed.

- 6) The rent arrears owing to April 30, 2026 are \$14,450.00.
- 7) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 8) There is no last month's rent deposit.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant is terminated in non-voidable manner and the **Tenant must move out of the rental unit on or before May 31, 2026.**
2. The Tenant shall pay to the Landlord \$14,601.14. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

Date Payment Due	Amount of Payment
June 1, 2026	\$500.00
June 15, 2026	\$500.00
July 1, 2026	\$500.00
July 15, 2026	\$500.00
August 1, 2026	\$500.00
August 15, 2026	\$500.00
September 1, 2026	\$500.00
September 15, 2026	\$500.00
October 1, 2026	\$500.00
October 15, 2026	\$500.00
November 1, 2026	\$500.00
November 15, 2026	\$500.00
December 1, 2026	\$500.00
December 15, 2026	\$500.00
January 1, 2027	\$500.00
January 15, 2027	\$500.00

Date Payment Due (continued)	Amount of Payment (continued)
February 1, 2027	\$500.00
February 15, 2027	\$500.00
March 1, 2027	\$500.00
March 15, 2027	\$500.00
April 1, 2027	\$500.00
April 15, 2027	\$500.00
May 1, 2027	\$500.00
May 15, 2027	\$500.00
June 1, 2027	\$500.00
June 15, 2027	\$500.00
July 1, 2027	\$500.00
July 15, 2027	\$500.00
August 1, 2027	\$500.00
August 15, 2027	\$101.14

4. Should the Tenant fail to make any of the payments as listed in paragraph 3 of this order, in full and on time while any arrears and costs are outstanding, the entire remaining outstanding balance shall become due and payable starting the day after the first payment was missed. The Tenant will start to owe simple interest calculated at 4.00% annually on the balance outstanding, also starting the day after the first payment was missed.
5. The Tenant shall also pay the Landlord compensation of \$24.66 per day for the use of the unit starting April 30, 2026 until the date the Tenant moves out of the unit.
6. If the Tenant does not pay the Landlord the full amount owing on or before May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026 at 4.00% annually on the balance outstanding.

7. If the unit is not vacated on or before May 31, 2026, then starting June 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. 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 1, 2026.
9. This order on consent is in full and final settlement of this application.

May 1, 2026
Date Issued

Denise Hannivan
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 December 1, 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.