



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017274-26

In the matter of: 275 GEER TERRACE
NEWMARKET ON L3Y 8K5

Between: Birch Housing (Inter Faith Homes (Centenary) Corporation) Landlord

And

Natalia Jaramillo Tenant
Ali Reza Babaipour

Birch Housing (Inter Faith Homes (Centenary) Corporation) (the 'Landlord') applied for an order to terminate the tenancy and evict Natalia Jaramillo and Ali Reza Babaipour (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes.
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on May 5, 2026.

The Landlord's Representative, Hunter Stone, the Landlord's Agent, Sean Pugh and the Tenants, Natalia Jaramillo and Ali Reza Babaipour attended the hearing. The parties agreed to participate in mediation. 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 the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The parties agreed, Fakhri Babaipour is removed as a party to the application.
2. The parties agreed the correct street name of the rental unit is Geer Terrace.

It is ordered on consent that:

(L1 Application)

1. The Tenant shall pay to the Landlord \$33,376.00 for arrears of rent up to May 31, 2026, and costs.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - a) On or before June 1, 2026, and every 1st day of the month for 83 months, up to and including April 1, 2033, \$400.00.
 - b) On or before May 1, 2033, \$176.00.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 1, 2026 to May 31, 2033.
4. If the Tenant fails to make any one of the payments in accordance with paragraphs (2 a-b-3) of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 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 and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

(L2 Application)

5. The Tenant shall pay the total lawful monthly rent to the Landlord on or before the 1st day of each month for an 84-month period commencing June 1, 2026, up to and including May 1, 2033.
6. If the Tenant fails to comply with the condition set out in paragraph (5) of this order, the Landlords may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlords must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenant.
7. The application is amended and Fakhri Babaipour is removed as a party to the application and the correct street name for the rental unit is Geer Terrace.

May 12, 2026
Date Issued

Tanya Speedie
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.