



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

File Number: LTB-L-016470-26

In the matter of: 490 RITA'S AVE
NEWMARKET ON L3X2M8

Between: MOHAMMADREZA MOHEIMANI Landlord

And

MAUREEN BAIDHI Tenants
MELLISSA LINDSAY NAJJUMA

MOHAMMADREZA MOHEIMANI (the 'Landlord') applied for an order to terminate the tenancy and evict MAUREEN BAIDHI and MELLISSA LINDSAY NAJJUMA (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 6, 2026.

The Landlord, the Landlord's legal representative, D. Y. Amirkhiz, and the Tenants' legal representatives, T. Butters and D. Facey, attended the hearing.

The parties before the LTB consented to the following order. I was satisfied the parties understood the consequences of the joint submission.

Agreed Facts:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants 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 Tenants was still in possession of the rental unit.
3. The lawful rent is \$4,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
5. The Tenants has paid \$6,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026 are \$36,600.00.

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 \$3,900.00 from the Tenants 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 \$236.96 is owing to the Tenants for the period from November 1, 2023 to May 6, 2026.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated in a final way effective June 30, 2026. The Tenants must move out of the rental unit on or before June 30, 2026.
2. The Tenants shall pay to the Landlord \$36,549.04*, which represents the amount of rent owing up to May 31, 2026 and costs, less the interest on the rent deposit.
3. The last months rent deposit shall be applied to June 2026 rent.
4. The Tenants shall also pay the Landlord compensation of \$131.51 per day for the use of the unit starting July 1, 2026 until the date the Tenants moves out of the unit.
5. If the Tenants do not pay the Landlord the full amount owing on or before June 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
6. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
7. 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 July 1, 2026.

May 15, 2026
Date Issued

Mayra Sawicki
Member, Landlord and Tenants 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 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 Tenants must pay as the tenancy is terminated

Rent Owing To May 31, 2026	\$42,600.00
Application Filing Fee	\$186.00
Less the amount the Tenants paid to the Landlord since the application was filed	- \$6,000.00
Less the amount of the interest on the last month's rent deposit	- \$236.96
Total amount owing to the Landlord	\$36,549.04
Plus daily compensation owing for each day of occupation starting July 1, 2026.	\$131.51 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	