



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-017446-26

In the matter of: Main floor/Ground, 63 NELSON ST E
BRAMPTON ON L6V1E3

Between: Sonja Thiessen Landlord

And

Andrew Aslani Tenant
Alicia Bahramy

Sonja Thiessen (the 'Landlord') applied for an order to terminate the tenancy and evict Andrew Aslani and Alicia Bahramy (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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 May 7, 2026.

The Landlord, Sonja Thiessen, the Landlord's Representative, Michael Kippel, the Landlord's Support, Davie Thiessen and the Tenants, Andrew Aslani and Alicia Bahramy 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.

Agreed Facts:

1. The parties agreed to a final termination of tenancy for June 30, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. Based on the monthly rent, the daily compensation is \$70.75. This amount is calculated as follows: \$2,152.00 x 12, divided by 365 days.
4. The parties agreed the last month's rent deposit was applied to the lawful monthly rent for February 2026 and the interest on the deposit has been satisfied.

5. The parties agreed the lawful monthly is due on June 1, 2026, and subject to enforcement if the payment is failed.

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 June 30, 2026.
2. 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.
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 July 1, 2026.
4. The Tenant shall pay the lawful monthly rent for June 2026, on or before June 1, 2026.
5. If the Tenant fails to comply with the conditions set out in paragraph (1) of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord 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. This might result in a termination of tenancy prior to June 30, 2026.
6. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Tenant shall also pay the Landlord compensation of \$70.75 per day for the use of the unit starting July 1, 2026, until the date the Tenant moves out of the unit.

May 20, 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.

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.