



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-011747-26

In the matter of: UNIT 324, 33 FREDERICK TODD WAY
EAST YORK ON M4G0C9

Between: Hye Seung Nam Landlord

And

Samira Bakhshizad Tenant

Hye Seung Nam (the 'Landlord') applied for an order to terminate the tenancy and evict Samira Bakhshizad (the 'Tenant') because:

- Tenant did not pay the rent that the Tenant owes; AND
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Hye Seung Nam (the 'Landlord') applied for an order requiring Samira Bakhshizad (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on May 14, 2026.

The Landlord's legal representative, Yun Tao Li, the Landlord's agent, June Bae, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order. I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The current lawful rent is 9th day of each month.

2. The Tenant has provided a cheque to the Landlord in the amount of \$2,100.00 prior to the hearing date that has yet to clear.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,686.00, which represents the arrears of rent (\$2,500.00) plus the filing fee (\$186.00) for the period ending June 8, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in full on or before May 20, 2026.
3. If the Tenant fails to make the payment in accordance with paragraph 2 of this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after June 8, 2026.
4. The Tenant shall also pay to the Landlord \$977.00, which represents outstanding utility costs that the Landlord has paid. The Tenant shall pay the full amount owing on or before May 31, 2026.
5. The Tenant shall pay to the utility bills on time and in full as it comes due and owing for a 12-month period starting June 1, 2026, through to and including May 31, 2027.
6. If the Tenant fails to make the payments in accordance with paragraph 4 or 5 of this order, the outstanding balance of to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant.

May 19, 2026
Date Issued

Sonja Richter

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.