



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

File Number: LTB-L-003628-26

In the matter of: BASEMENT, 65 WILSON RD N
OSHAWA ON L1G6E1

Between: PEYMAN HEDAYATI VAHID Landlord

And

LARA NATASHA REGINA DICK Tenants
ROBERT GORDON KIRK

PEYMAN HEDAYATI VAHID (the 'Landlord') applied for an order to terminate the tenancy and evict LARA NATASHA REGINA DICK and ROBERT GORDON KIRK (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was scheduled to be heard by videoconference on March 18, 2026. Instead, the Landlord's Legal Representatives, Olivia Down and Ali Golabgir, the Landlord, and the Tenants engaged in private settlement discussions. The parties reached an agreement and requested an order on consent to resolve the application.

I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Landlord served the Tenants with a 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 were still in possession of the rental unit.
3. The Tenants have not made any payments since the application was filed.
4. The rent arrears owing to March 31, 2026 are \$12,500.00.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. The Landlord collected a rent deposit of \$2,500.00 from the Tenants and this deposit is still being held by the Landlord.

7. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenants do not have the option to void the order by paying the arrears and costs.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenants is terminated and the Tenant must move out of the rental unit on or before April 6, 2026.
2. If the unit is not vacated on or before April 6, 2026, then starting April 7, 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 April 7, 2026.
4. This order on consent is in full and final settlement of this application.

May 21, 2026
Date Issued

Shadiyah Stoute
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 October 7, 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.