



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-021857-26

In the matter of: 1717, 80 HARRISON GARDEN BLVD
NORTH YORK ON M2N7E3

Between: Babak Akbarzadeh Landlord

And

Abbas Ali Davari Tenants
Maryam Rahimijafari

Babak Akbarzadeh (the 'Landlord') applied for an order to terminate the tenancy and evict ABBAS Ali Davari and Maryam Rahimijafari (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 20, 2026.

The Landlord, the Landlord's Legal Representative Nasser Hashemi and the Tenant Abbas Ali Davari attended the hearing.

At the hearing, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position. I was also satisfied the Tenant Abbas Ali Davari had the authority of the Tenant, Maryam Rahimijafari, to consent to the terms agreed to.

Determinations:

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 were still in possession of the rental unit.
3. The lawful rent is \$3,250.00. It is due on the 1st day of each month.
4. The parties agree the rent arrears owing to May 31, 2026 are \$14,000.00.
5. The rent deposit of \$2,900.00 has been deducted by the parties from the amount owing set out in paragraph 4.

6. On consent, the parties requested a final, non-voidable termination of this tenancy as of June 1, 2026. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated effective June 1, 2026. The Tenants must move out of the rental unit on or before June 1, 2026.
2. The Tenants shall pay the Landlord \$14,000.00 for arrears of rent up to May 31, 2026.
3. If the Tenants do not pay the Landlord the full amount owing on or before June 1, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 2, 2026 at 4.00% annually on the balance outstanding.
4. If the unit is not vacated on or before June 1, 2026, then starting June 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. 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 June 2, 2026.

May 28, 2026
Date Issued

John Cashmore
Member, 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 December 2, 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.