



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

File Number: LTB-L-007089-26

In the matter of: 88 ROUTLEDGE DR
RICHMOND HILL ON L4E0C2

Between: Shirin Abdolkarimi Landlord

And

Bamdad Fatemizadeh Tenant
Ghazal Raked

Shirin Abdolkarimi (the 'Landlord') applied for an order to terminate the tenancy and evict Bamdad Fatemizadeh and Ghazal Raked (the 'Tenant') because

- the Tenant did not pay the rent that the Tenant owes.
- 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

This application was heard by videoconference on May 14, 2026. The Landlord, the Landlord's legal representative, Brittney-Rose Ward, the first named Tenant, and the Tenant's legal representative, Katie Wootton attended the hearing.

Determinations:

1. The parties came before me and requested to resolve the application with the following consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants continues if the Tenants meet the conditions set out below.
2. The monthly rent is \$5,000.00 per month. The rent is due on the 10th of each month.
3. The last month's rent that is currently on deposit and being held by the Landlord is \$5,000.00 collected June 10, 2025, as of the date of the hearing, the Landlord has not paid the Tenants interest on that deposit.

4. The Tenants agree to pay rent by e-transfer.
5. The Tenants shall pay to the Landlord \$45,186.00 for arrears of rent up to June 9, 2026, and costs.
6. The Tenants shall pay to the Landlord the amount set out in paragraph 5 in accordance with the following schedule:
 - a. \$1,000.00 on or before May 22, 2026
 - b. \$4,000.00 on or before May 31, 2026
 - c. \$40,186.00 (the balance owing) on or before August 10, 2026
7. The Tenants shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period June 10, 2026, to August 10, 2026, or until the arrears are paid in full, whichever date is earliest.
8. The Tenants shall also pay to the Landlord \$335.15 for unpaid utility charges owing pursuant to the tenancy agreement. The Tenants agree to pay this amount to the Landlord on or before May 31, 2026.
9. The Tenants agree that for the period commencing June 1, 2026, and continuing until May 31, 2027, they shall pay new utility bills, as they become due and owing, in full and on time.
10. If the Tenants fail to comply with the conditions set out in paragraphs 5 to 9 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.

May 22, 2026
Date Issued

Curtis Begg
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.