



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

File Number: LTB-L-010181-26

In the matter of: 2815, 4978 YONGE ST
TORONTO ON M2N7G8

Between: Maryam Ebrahimi Landlord

And

Vladimir Joloud Tenants
Tehsina Jaffer

Maryam Ebrahimi (the 'Landlord') applied for an order to terminate the tenancy and evict Vladimir Joloud and Tehsina Jaffer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 11, 2026.

The Landlord, the Landlord's Legal Representative, Dylan Michael Challinor and the Tenant, Vladimir Joloud attended the hearing.

Determinations:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the notice or before the day 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 \$2,050.00. It is due on the 1st day of each month.
4. The Tenants have paid \$4,100.00 to the Landlord since the application was filed.
5. The rent arrears owing to May 31, 2026 are \$6,150.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. Accordingly, the total amount the Tenants owe the Landlord is \$6,336.00.

8. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act.
9. The Tenants sought relief from eviction in the form of a payment plan and the Landlord opposes the request.
10. The Tenant, Vladimir Joloud ('VJ') testified that as the second-named Tenant, Tehsina Jaffer ('TJ') is currently attending schooling, he is the sole source of income for his household. VJ testified that in August 2025, he lost his job and briefly started his own business. VJ testified that as of mid-March, he has obtained full-time and part-time employment, earning a monthly income of approximately \$8,900.00 per month.
11. VJ testified that his monthly expenses total approximately \$6,898.00 per month.
12. VJ testified that he is able to pay \$836.00 on May 20, 2026 and an additional \$500.00 per month on the 20th day of each month starting June 20, 2026 until the arrears are paid in full.
13. VJ testified that he has resided in the rental unit for approximately 10 years and that eviction would cause serious hardship for the Tenants as they will struggle to find alternative housing accommodations at the same price they are currently paying.
14. I was satisfied based on the evidence before me that the Tenants are able to pay as he proposes and that it would not be unfair to grant the relief sought. The prejudice to the Tenants if evicted outweighs the prejudice to the Landlord caused by the delay in receiving the rent arrears. If the Tenants fail to pay, the prejudice to the Landlord is mitigated by section 78 of the Act, which I explained to the parties at the hearing.

It is ordered that:

1. The Tenants shall pay to the Landlord \$6,336.00 for arrears of rent up to May 31, 2026 and costs.
2. The Tenants shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 1. \$836.00 on or before May 20, 2026;
 2. \$500.00 on or before the 20th day of each month for the period of June 20, 2026 to April 20, 2027.
3. 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 1, 2026 to April 20, 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenants fail to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 1, 2026
Date Issued

Christopher Lin
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.