



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

File Number: LTB-L-022286-26

In the matter of: 1305, 35 MARSHALL ST
RICHMOND HILL ON L4C0A5

Between: Richmond Hill Ecumenical Homes Corporation Landlord

And

Katayoun Asadi Tenant

Richmond Hill Ecumenical Homes Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Katayoun Asadi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Prior to the videoconference hearing on May 27, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Marie Galevski, the Landlord Agents, Robin Oake and Denise Ward, the Tenant support person, Arshavir Bahadori, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The current lawful rent is \$1356.00. It is due on the first day of each month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$1469.00 which represents arrears of rent up to May 31, 2026 and the filing fee.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:

AMOUNT DUE	DUE DATE
\$489.00	On or before June 22, 2026
\$489.00	On or before July 22, 2026
\$491.00	On or before August 22, 2026

3. The Tenant 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 up to and including August 1, 2026, or until the arrears are paid in full, whichever date is earliest.
4. If the Tenant fails 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 Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 3, 2026
Date Issued

 Monica Dairo
 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 December 15, 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.