



Order under Section 69 Residential Tenancies Act, 2006

Citation: Qi v Ghahremani, 2026 ONLTB 42880

Date: 2026-06-04

File Number: LTB-L-021157-26

In the matter of: Basement Unit, 303 TAYLOR MILLS DR S
RICHMOND HILL ON L4C2S8

Between: Wei Qi Landlord

And

Farnoush Ghahremani Tenant

Wei Qi (the 'Landlord') applied for an order to terminate the tenancy and evict Farnoush Ghahremani (the 'Tenant') because:

- 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;
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Wei Qi (the 'Landlord') also applied for an order requiring Farnoush Ghahremani (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement. This application was heard by videoconference on May 27, 2026.

The Landlord, the Landlord's Legal Representative Hong Yun Zhang and the Tenant attended the hearing. The Tenant declined to speak to Tenant Duty Counsel prior to the start of this proceeding.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

On consent of the parties, it is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall pay to the Landlord the utility arrears in the amount of \$1,087.04 in accordance with the following schedule:

Payment Date	Payment Amount per date of payment
June 30, 2026	\$200.00 (Utility Arrears)
July 31, 2026	\$200.00 (Utility Arrears)
August 31, 2026	\$200.00 (Utility Arrears)
September 30, 2026	\$200.00 (Utility Arrears)
October 31, 2026	\$200.00 (Utility Arrears)
November 30, 2026	\$87.04 (Utility Arrears)

3. The Tenant shall pay the full lawful monthly rent as it comes due on or before the first day of each month, commencing July 1, 2026, and for 12 months thereafter up to and including June 1, 2027.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 and 3 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.
5. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenant does not pay the Landlord the full amount owing on or before June 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 16, 2026, at 4.00% annually on the balance outstanding.

June 4, 2026
Date Issued

 Panagiotis P. Roupas
 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.