



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

File Number: LTB-L-023220-26

In the matter of: UPPER UNIT, 45 YATESBURY RD
NORTH YORK ON M2H1G1

Between: Qingchun Chen Landlord

And

Shamim Mehdizadehnaderikhoob Tenant

Qingchun Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Shamim Mehdizadehnaderikhoob (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 28, 2026. The Landlord's legal representative, Yun Tao Li, the Landlord, the Tenant's legal representative, Alireza Hesami, and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The tenancy terminated on April 30, 2026, when the Tenant vacated the unit.
2. The lawful rent was \$2,692.00, due on the 1st day of each month.
3. The rent arrears owing to April 30, 2026, are \$10,768.00.
4. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
5. The Landlord collected a rent deposit of \$2,500.00 on November 1, 2021.
6. Interest on the rent deposit, in the amount of \$230.32 is owing to the Tenant for the period from November 1, 2021, to March 31, 2026.

7. The parties agree that the Landlord shall reduce the arrears owing to \$4,000.00 for the period ending April 30, 2026, inclusive of all costs, the last month's rent deposit and the interest owing.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$4,000.00, which represents the arrears of rent for the period ending April 30, 2026.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$400.00 per month due on or before the 15th day of each month for a 10-month period starting in the month of June 2026, up to and including the month of March 2027 (arrears).
3. If the Tenant defaults on the payment as noted in paragraph 2 of this order, the outstanding balance will become immediately due, and the Tenant will start to owe interest from the day following the date of default on the balance outstanding. The monies owing shall bear interest at the post-judgment interest rate determined under subsection 207(7) of the *Residential Tenancies Act, 2006*, (the 'Act').
4. This order resolves all issues arising from the tenancy to the date of termination (April 30, 2026).

June 5, 2026
Date Issued

Sonja Richter

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.