



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

File Number: LTB-L-107501-25

In the matter of: 33 TOURNAMENT DR
Toronto ON M2P1K1

Between: Mohsen Massoudi Landlord

And

Curtiss Krawiec Tenant
Breeze Power BN 766888956RC0001

Mohsen Massoudi (the 'Landlord') applied for an order to terminate the tenancy and evict Curtiss Krawiec and Breeze Power BN 766888956RC0001 (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, Reyhaneh Lajevardi, and the Tenant participated in the mediation. The Tenant, Curtis Krawiec, was also a Tenant Agent of Breeze Power BN 766888956RC0001.

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. Lawful rent is due on the 15th on the month.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$15,186.00 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
\$6000.00	On or before June 15, 2026
\$9186.00	On or before June 30, 2026

3. The Tenant **shall also** pay to the Landlord new rent on time and in full as it comes due and owing for June 2026, on or before June 15, 2026.
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.
5. The application shall be amended to remove Geoff Browne and Robert G. Browne as Tenants to this application.

June 1, 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.