



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

File Number: LTB-L-019406-26

In the matter of: 220 CHURCH ST S
RICHMOND HILL ON L4C1W8

Between: Gholam Hossain Khakian Dehkordi Landlord

And

Shandy Kumar Harricharrandas Tenant

Gholam Hossain Khakian Dehkordi (the 'Landlord') applied for an order to terminate the tenancy and evict Shandy Kumar Harricharrandas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 27, 2026. Before the start of the hearing, the Landlord's representatives, paralegal, Parasstoo Naderi, the Landlord's agent, Maya Pajizeheel, and the Tenant, Shandy Kumar Harricharrandas, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Pauline Brewster issue an order on consent to resolve all matters raised in the application.

Upon discussing the terms of the consent with the parties, I was satisfied that the parties made informed decisions, understanding the terms and consequences.

Agreed Facts:

1. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,500.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$115.07. This amount is calculated as follows: \$3,500.00 x 12 months, divided by 365 days.
5. The Tenant has paid \$7,000.00 to the Landlord since the application was filed.
6. The rent arrears owing to May 31, 2026, are \$14,000.00.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$3,500.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
9. Interest on the rent deposit, in the amount of \$102.38 is owing to the Tenant for the period from April 1, 2025, to June 30, 2026.
10. The parties agreed to a final, non-voidable eviction order based on the parties' agreement to terminate the tenancy. Therefore, the Tenant does not have the option to void the order by paying the arrears and costs.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before **July 31, 2026**.
2. The Tenant shall pay to the Landlord \$14,083.62 which represents arrears of rent (\$14,000.00), plus the application filing fee (\$186.00), less the interest on the last month's rent deposit (\$102.38) for the period ending May 31, 2026.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 2 in accordance with the following schedule:
 - \$7,000.00 on or before June 22, 2026
 - \$7,083.62 on or before July 24, 2026.
4. If the Tenant fails to make the payment in accordance with paragraph 3 of this order, 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 *Residential Tenancies Act, 2006* (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 Landlord waives rent for June 2026.
6. The last month's rent deposit shall be used for the last month of the tenancy.
7. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
8. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

9. The Tenant shall pay the Landlord compensation of \$65.75 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.

June 3, 2026
Date Issued

Pauline Brewster
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 January 1, 2027, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To June 30, 2026	\$21,000.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$7,000.00
Less the amount of interest on the last month's rent deposit	-\$102.38
Total the Tenant must pay to continue the tenancy	\$14,083.62