



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

File Number: LTB-L-021796-26

In the matter of: PH11, 141 DAVISVILLE AVE
TORONTO ON M4S1G7

Between: RPMS PROPERTY MANAGEMENT SERVICES INC. Landlord

And

MASOUMEH SHAYESTEH MANESH Tenant

RPMS PROPERTY MANAGEMENT SERVICES INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MASOUMEH SHAYESTEH MANESH (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

.This application was to be heard by videoconference on May 28, 2026. The Landlord's representative, Eshita Mongia, and the Tenant, MASOUMEH SHAYESTEH MANESH, attended the hearing. The Tenant did not speak with Tenant Duty Counsel before the start of mediation.

The parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) John Russett. The parties agreed to resolve the issues in the Landlord's application and requested the LTB to issue a Consent Order confirming their agreement.

I was satisfied that the parties understood the consequences of the Consent.

The parties agree that:

As of the hearing date, the Tenant was still in possession of the rental unit.

1. The lawful rent is \$1,588.83. It is due on the 1st day of each month.
2. The Tenant has not made any payments since the application was filed.
3. The rent arrears owing to May 31, 2026 are \$9,641.03.

It is ordered on consent that:

1. The Tenant owes the Landlord \$9,827.03 which represents the arrears of rent and application fee (\$186.00) outstanding for the period ending May 31, 2026.

2. The Tenant shall pay to the Landlord the amount owing in paragraph 1 as follows:

	Date Payment Due	Amount of Payment
a.	June 14, 2026	\$750.00 (Arrears and application filing fee)
b.	July 14, 2026	\$750.00 (rent)
c.	August 14, 2026	\$750.00 (rent)
d.	September 14, 2026	\$1,000.00 (arrears)
e.	October 14, 2026	\$1,000.00 (rent)
f.	November 14, 2026	\$1,000.00 (rent)
g.	December 14, 2026	\$1,000.00 (arrears)
h.	January 14, 2027	\$1,000.00 (rent)
i.	February 14, 2027	\$1,000.00 (rent)
j.	March 14, 2027	\$1,000.00 (arrears)
k.	April 14, 2027	\$577.03 (Balance outstanding arrears)

4. If the Tenant fails to make any one of the payments in accordance with paragraph 3 of 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 Landlord and Tenant Board 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 to pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

June 3, 2026
Date Issued

John Russett
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.