



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

File Number: LTB-L-022845-26

In the matter of: 3003, 325 YORKLAND BLVD
NORTH YORK ON M2J0H8

Between: Parkside Square (Phase 2) Inc. Landlord

And

Mohammadreza Javaheripey Tenant

Parkside Square (Phase 2) Inc. (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Mohammadreza Javaheripey (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was scheduled to be heard by videoconference on June 2, 2026. Natasha Mizzi, Licenced Paralegal, represented the Landlord. The Tenant was present and self-represented. The Tenant's son, Arad Javaheripey, was present to assist the Tenant and to translate between Farsi and English.

Prior to the start of the hearing, the parties engaged in a private discussion and resolved the application. The parties requested the LTB issue an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. This order is a final, non-voidable termination of this tenancy and the Tenant must vacate the rental unit on or before June 30, 2026. As a consequence, the Tenant does not have the option to void the eviction order under subsections 74(4) or 74(11) of the *Residential Tenancies Act, 2006* (the 'Act') by paying the outstanding rent arrears.
- b. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
- c. As of the hearing date, the Tenant was still in possession of the rental unit.
- d. The lawful rent is \$3,148.00. It is due on the 1st day of each month.
- e. Based on the Monthly rent, the daily rent/compensation is \$103.50. This amount is calculated as follows: \$3,148.00 x 12 months, divided by 365 days.

- f. The Tenant has not made any payments since the application was filed.
- g. The rent arrears owing to June 30, 2026, are \$17,034.79.
- h. The Tenant shall pay the Landlord incurred costs of \$186.00 for filing the application.
- i. The Landlord collected a rent deposit \$3,148.00 from the Tenant. This will be deducted from the amount owing to the Landlord.
- j. Interest on the rent deposit, in the amount of \$27.71 is owing to the Tenant for the period from January 1, 2026 to June 2, 2026. This amount will be deducted from the total amount owing to the Landlord.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before June 30, 2026.
- 2. If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 3. 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 July 1, 2026.
- 4. The Tenant shall pay to the Landlord \$14,045.08. This amount includes rent arrears owing up to June 30, 2026, and the cost of filing the application less the rent deposit and interest the Landlord owes on the rent deposit.
- 5. If the Tenant does not vacate the unit on or before June 30, 2026, then the Tenant shall also pay the Landlord compensation of \$103.50 per day for the use of the unit starting July 1, 2026 until the date the Tenant moves out of the unit.
- 6. The Tenant shall pay the Landlord the total amount owing as a result of this order as follows:
 - \$500.00 on or before the 5th of each month starting August 2026 until the amount owing has been paid in full.
- 7. If the Tenant does not pay the Landlord the full amount owing in accordance with the payment plan agreed upon by the parties in paragraph 6 above, then on the day following the date of default, the full balance owing as a result of this order shall become payable and the monies owing shall bear interest at 4% per annum until the amount is paid in full.

June 10, 2026
Date Issued

Joanne Lolato
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.