



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-048286-26

In the matter of: 88 ROUTLEDGE DR
RICHMOND HILL ON L4E0C2

Between: Shirin Abdolkarimi Landlord

And

Bamdad Fatemizadeh Tenants
Ghazal Raked

Shirin Abdolkarimi (the 'Landlord') applied for an order to terminate the tenancy and evict Bamdad Fatemizadeh and Ghazal Raked (the 'Tenants') and for an order to have the Tenants pay the rent they owe and for an order to have the Tenants pay compensation for damage they owe because the Tenants did not meet a condition specified in the order issued by the LTB on May 22, 2026, with respect to application LTB-L-007089-26.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenants to terminate the tenancy and evict the Tenants if the Tenants do not meet certain condition(s) in the order. This application was filed within 30 days of the breach.
2. I find that the Tenants have not met the following conditions specified in the order:
 - **The Tenants failed to pay \$4,000.00 towards the outstanding arrears in full on or before May 31, 2026; and**
 - **The Tenants failed to pay the new utility bill, in full and on time.**
3. The previous application includes a request for the payment of arrears of rent and utilities, and the order requires the Tenants to make payments by specific due dates. Accordingly, in addition to eviction, the Landlord is entitled to request an order for the payment of arrears and compensation owing.
4. The Tenants were required to pay \$45,186.00 for rent arrears, and the application filing fee in the previous order. The amount that is still owing from that order is \$44,186.00 and that amount is included in this order. This order replaces order LTB-L-007089-26.

5. The Landlord collected a rent deposit of \$5,000.00 from the Tenants and this deposit is still being held by the Landlord.
6. Interest on the rent deposit is owing to the Tenants for the period from June 10, 2025, to June 9, 2026.
7. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenants are required to pay.
8. The Landlord is entitled to daily compensation from the day after this order is issued to the date the Tenants move out of the unit at a daily rate of \$164.38. This amount is calculated as follows: \$5,000.00 x 12, divided by 365 days.

It is ordered that:

1. Order LTB-L-007089-26 is cancelled.
2. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 20, 2026.
3. If the unit is not vacated on or before June 20, 2026, then starting June 21, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. 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 June 21, 2026.
5. The Tenants shall pay to the Landlord \$39,081.00*. **(Less any payments made by the Tenants after this application was filed on June 4, 2026).** This amount represents the rent owing up to June 9, 2026, less the rent deposit and interest the Landlord owes on the rent deposit.
6. The Tenants shall also pay to the Landlord \$164.38 per day for compensation for the use of the unit starting June 10, 2026, to the date the Tenants move out of the unit.
7. If the Tenants do not pay the Landlord the full amount owing on or before June 20, 2026, the Tenants will start to owe interest. This will be a simple interest calculated from June 21, 2026, at 4.00% annually on the balance outstanding.

June 9, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor,
Toronto ON M7A 2G6

The Tenants have until June 19, 2026, to file a motion with the LTB to set aside the order under s. 78(9) of the Act. If the Tenants file the motion by June 19, 2026, the order will be stayed, and the LTB will schedule a hearing.

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 December 21, 2026, 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.

* Refer to the attached Summary of Calculations.

Summary of Calculation**Amount the Tenants must pay the Landlord:**

Reason for amount owing	Period	Amount
Amount owing for rent arrears and compensation for damage from previous order	Up to June 9, 2026	\$44,186.00
New Arrears		\$0.00
New NSF cheque charges and related administration charges		\$0.00
Less the rent deposit:		-\$5,000.00
Less the interest owing on the rent deposit	June 10, 2025, to June 9, 2026	-\$105.00
Plus, daily compensation owing for each day of occupation starting June 10, 2026		\$164.38 (per day)
Total the Tenants must pay the Landlord:		\$39,081.00 +\$164.38 per day starting June 10, 2026