



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

File Number: LTB-L-016487-26

In the matter of: 490 RITA'S AVE
NEWMARKET ON L3X2M8

Between: MOHAMMADREZA MOHEIMANI Landlord

And

MAUREEN BAIDHI Tenants
MELLISSA LINDSAY NAJJUMA

MOHAMMADREZA MOHEIMANI (the 'Landlord') applied for an order to terminate the tenancy and evict MAUREEN BAIDHI and MELLISSA LINDSAY NAJJUMA (the 'Tenants') because the Tenants have been persistently late in paying the Tenants rent.

The parties attended a hearing on May 6, 2026, by video conference, to which the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Roxanne Theriault.

The Landlord's Legal Representative, Danial Yousefian Amirkhiz, the Landlord, the Tenants's Legal Representative, Deborah Facey and the Tenant, Maureen Baidhi on behalf of both Tenants were present.

As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Determinations:

1. The Tenants were in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$131.51. This amount is calculated as follows: \$4,000.00 x 12, divided by 365 days.
3. The Landlord collected a rent deposit of \$3,900.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$236.96 is owing to the Tenants for the period from November 1, 2023, to May 6, 2026.
4. The parties agreed to the termination date of June 30, 2026.
5. The rent deposit will be applied to the rental period ending June 30, 2026.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of 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. If the unit is not vacated on or before June 30, 2026, the Tenants shall pay the Landlord compensation of \$131.51 per day for the use of the unit starting July 1, 2026, until the date the Tenants moves out of the unit.

June 11, 2026
Date Issued

Roxanne Theriault
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 of the Tenants 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.