



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

File Number: LTB-L-026755-26

In the matter of: 605, 25 BEDFORD RD
TORONTO ON M5R2K1

Between: 25 BEDFORD CO-OWNERSHIP HOLDINGS INC. Landlord

and

HEDIYEH SARAYANI Tenant

25 BEDFORD CO-OWNERSHIP HOLDINGS INC. (the 'Landlord') applied for an order to terminate the tenancy and evict HEDIYEH SARAYANI (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 3, 2026. Instead, the Landlord's Legal Representative Lily McMillan and the Tenant participated in a mediation session.

Parties reached an agreement and requested an order on consent to resolve the application.

The parties agreed that:

1. The Tenant has made a payment of \$1,100.00. Once that payment has been processed by the Landlord, the outstanding balance will be \$1,827.94.

On consent of the parties, it is ordered that:

1. The Tenant shall pay to the Landlord \$1,827.94 for arrears of rent up to June 30, 2026, and costs.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - A monthly payment of \$186.02 on or before the 15th day of each month for 9 months, beginning July 2026 up to and including March 2027
 - A final payment of \$153.76 on or before April 15, 2027
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period from July 2026 to April 2027, or until the arrears are paid in full, whichever date is earliest.

4. If the Tenant fails to make any one of the payments in accordance with 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 LTB 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 pay any new arrears, NSF fees and related charges that became owing after June 30, 2026.

June 15, 2026

Date Issued

Lindsay Phomin

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.