



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-028253-26

In the matter of: 303, 760 VISCOUNT RD
LONDON ON N6J3T3

Between: CAPREIT Limited Partnership Landlord

And

Farid Khodakaramian Tenant
Khodkaramian Abdollah

CAPREIT Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Farid Khodakaramian and Khodkaramian Abdollah (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 16, 2026. The Landlord's legal representative, Gabriela Quaresma, and the Tenant, Farid Khodakaramian were in attendance. The Tenant, Farid Khodakaramian, had permission to speak on behalf of the Tenant, Khodkaramian Abdollah, who was not in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

The parties agree that:

1. The current lawful rent is \$1,088.67, due on the 1st day of each month.
2. The arrears for the period ending June 30, 2026, are \$1,550.10.
3. Arrears prior to August 1, 2022, of \$436.21 will be brought forward and added to the payment plan resolution within this order.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$2,172.31, which represents the arrears of rent (\$1,986.31) plus the filing fee (\$186.00) for the period ending June 30, 2026.

2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order as follows:
 - a) \$500.00 per month due on or before the 20th day of each month for a 4-month period starting in the month of July 2026, up to and including the month of October 2026 (arrears plus filing fee); AND
 - b) \$172.31 on or before November 20, 2026 (arrears).
3. In addition to the payments noted in paragraph 2 of this order, the Tenant shall also pay to the Landlord the total lawful rent on or before the 1st day of each month starting July 1, 2026, and continuing each month thereafter until all the amounts owing as noted in paragraph 1 of this order are paid in full.
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 to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant, and requiring that the Tenant pay any new arrears that became owing after June 30, 2026.

June 23, 2026
Date Issued

Sonja Richter
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.