



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-016823-26

In the matter of: Bachelor Unit, Right entrance, 62 MAPLE
GROVE AVE
RICHMOND HILL ON L4E2V5

Between: Arash Tayefi Landlords
Shirin Ashrafi

And

Cindy Hennigar Tenant

Arash Tayefi and Shirin Ashrafi (the 'Landlords') applied for an order to terminate the tenancy and evict Cindy Hennigar (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant

The Landlords also claimed compensation for each day the Tenant remained in the unit after the termination date.

Mediation was held on June 17, 2026. The following parties participated in the mediation: The Landlords' representative Alireza Hesami, the Landlords Shirin Ashrafi, and the Tenant Cindy Hennigar.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. Based on the monthly rent, the daily compensation is \$49.31. This amount is calculated as follows: \$1,500.00 x 12, divided by 365 days.
3. The current rent is \$1,500.00 as of June 1, 2026.
4. The parties dispute the amount of the last month's rent deposit. The parties agree to resolve this dispute privately or at a future hearing.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 31, 2026.
2. If the unit is not vacated on or before August 31, 2026, the Tenant shall pay the Landlords compensation of \$49.31 per day for the use of the unit starting September 1, 2026, until the date the Tenant moves out of the unit.
3. If the unit is not vacated on or before August 31, 2026, then starting September 1, 2026, the Landlords 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 Landlords on or after September 1, 2026.

June 23, 2026

Date Issued

Ryan Gacnik

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 Tenant expires on March 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.