



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-018513-26

In the matter of: #1507, 22 OLIVE AVE
NORTH YORK ON M2N7G6

Between: Dennis Ho Landlord

And

Farokh Lagha Radvar Zangeneh Tenant

Dennis Ho (the 'Landlord') applied for an order to terminate the tenancy and evict Farokh Lagha Radvar Zangeneh (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The application was scheduled to be heard by video conference on June 18, 2026. Before the start of the hearing, the Landlord's Representative, Pui Sze (Cynthia) Cheung, the Landlord, the Tenant's support person, Sasan Saharkhiz and the Tenant advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sarah Visnovec issue an order on consent to resolve all matters raised in the application.

Upon reviewing the terms of the consent with the parties, I was satisfied that the parties understood the terms and consequences of their consent.

Agreed facts:

- a) The tenancy is terminated effective July 15, 2026, with enforcement provisions. This is final and non-voidable.
- b) The lawful rent is \$1,862.00. It is due on the 1st day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$61.22. This amount is calculated as follows: \$1,862.00 x 12, divided by 365 days.
- d) The Tenant has not made any payments since the application was filed.
- e) The rent arrears owing to June 30, 2026, are \$11,172.00.
- f) The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

g) There is no last month's rent deposit.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. **The Tenant must vacate the unit on or before July 15, 2026.**
2. The Tenant shall pay to the Landlord \$10,597.96. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. The Tenant shall also pay the Landlord compensation of \$61.22 per day for the use of the unit starting June 19, 2026 until the date the Tenant moves out of the unit.
4. If the Tenant does not pay the Landlord the full amount owing on or before July 15, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 16, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before July 15, 2026, then starting July 16, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 16, 2026.

June 23, 2026
Date Issued

Sarah Visnovec
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 expires on January 16, 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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay

Rent Owing To Hearing Date	\$10,411.96
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$10,597.96
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$61.22 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	