



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-032806-26

In the matter of: MAIN FLOOR, 582 MULOCK CRT
NEWMARKET ON L3Y5H2

Between: Mehrdad Gohrachi Landlord

And

Charles EDWARD TUSTIN Tenant

Mehrdad Gohrachi (the 'Landlord') applied for an order to terminate the tenancy and evict Charles EDWARD TUSTIN (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, Navitha Vijayakanthan 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 June 30, 2026, with delayed enforcement provisions to July 14, 2026. This is a final termination and is non-voidable.
- b) The lawful rent is \$2,635.00. It is due on the 15th day of each month.
- c) Based on the Monthly rent, the daily rent/compensation is \$86.63. This amount is calculated as follows: \$2,635.00 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 July 14, 2026 are \$27,985.00.
- 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 on June 30, 2026. The Tenant must vacated the unit on or before June 30, 2026.
2. The Tenant shall pay to the Landlord \$25,882.52. 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 \$86.63 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 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 15, 2026 at 4.00% annually on the balance outstanding.
5. If the unit is not vacated on or before July 14, 2026, then starting July 15, 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 15, 2026.

June 24, 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 15, 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 because the tenancy is terminated

Rent Owing To Hearing Date	\$25,696.52
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$25,882.52
Plus daily compensation owing for each day of occupation starting June 19, 2026	\$86.63 (per day)
**Ongoing daily compensation continues to accumulate until the total amount owing (excluding costs) is \$50,000.00.	