



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

File Number: LTB-L-103453-24

In the matter of: 50 GRANDVIEW AVE
THORNHILL ON L3T1H2

Between: Narges Behjat Landlord

And

Ali Farkhondehfall Tenant

Narges Behjat (the 'Landlord') applied to the Landlord and Tenant Board ('LTB') for an order to terminate the tenancy and evict Ali Farkhondehfall (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 18, 2026. Amanda Winch, Licenced Paralegal, represented the Landlord. The Tenant attended and was self-represented.

The parties elected to participate in LTB facilitated mediation with the assistance of Joanne Lolato, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board.

The parties agreed to resolve all the issues in the application and further agreed to the LTB issuing an Order on consent confirming their agreement. I, as Dispute Resolution Officer and Hearing Officer, am satisfied that the parties understood the terms of their consent as set out in the Order below.

The parties agreed that:

- a. The Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice).
- b. The Tenant was in possession of the rental unit on the date the application was filed.
- c. The Tenant vacated the rental unit on January 31, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
- d. The lawful rent was \$1,000.00. It was due on the 1st day of each month.
- e. There was no last month's rent deposit.
- f. The Tenant paid \$27,186.00 into the LTB since the application was filed.

- g. The money paid into the Landlord and Tenant Board will be directed to be paid out in the name of the Landlord, Narges Behjat, and provided to the Landlord's legal representative.
- h. The Tenant does not owe any further rent or the application filing fee to the Landlord to the end of the tenancy.

On consent of the parties, it is ordered that:

- 1. The tenancy between the Landlord and the Tenant terminated as of January 31, 2026, the date the Tenant moved out of the rental unit.
- 2. The total amount of \$27,186.00 together with any accrued interest that the Tenant paid into the LTB in trust shall be released in the name of the Landlord to the Landlord's legal representative by the LTB.*
- 3. All rent arrears and the application filing fee are paid in full to the end of the tenancy.

June 30, 2026

Date Issued

Joanne Lolato

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.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing To Move Out Date	\$27,000.00
Application Filing Fee	\$186.00
Less the amount the Tenant paid into the LTB since the application was filed	- \$27,186.00
Total amount owing to the Landlord	\$0.00