



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

File Number: LTB-L-028831-26

In the matter of: 3504, 325 YORKLAND BLVD
NORTH YORK ON M2J0H8

Between: Parkside Square (Phase 2) Inc. Landlord

And

Aliasghar Havizehsaz Tenants
Masoomah Taherimoghdam

Parkside Square (Phase 2) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Aliasghar Havizehsaz and Masoomah Taherimoghdam (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The application was scheduled to be heard by video conference on June 17, 2026.

Before the start of the hearing the Landlord's legal representative Natasha Mizzi, the Landlord's agent Iana Klymenok, the Tenants Masoomah Taherimoghdam and Aliasghar Havizehsaz, and the Tenants' translator Shariat Taheri Moghaddam engaged in private settlement discussions and advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Diego Fernandez-Stoll provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application. The Tenants spoke with Tenant Duty Counsel before providing their consent to the terms contained herein.

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

The parties agreed that:

1. The lawful rent is \$3,427.00. It is due on the 1st day of each month.
2. The rent arrears owing to June 30, 2026 including the application filing fee are \$10,479.56.

3. The Landlord is holding a rent deposit of \$3,427.00 which was collected on October 1, 2025 and interest was last applied up to December 31, 2025.
4. Interest on the rent deposit, in the amount of \$35.69 is owing to the Tenants for the period from December 31, 2025 to June 17, 2026.
5. The Tenants' rent deposit, the interest and the key deposit will be deducted from the arrears and costs making the total amount owing \$7,016.87.
6. The parties agree to a final, non-voidable eviction order with an eviction date of September 30, 2026. The application is amended to include an L3 application based on the parties' agreement to terminate the tenancy. As a consequence, the Tenants do not have the option to void the eviction order under subsections 74(4) or 74(11) of the Residential Tenancies Act, 2006 (the 'Act') by paying the outstanding rent arrears.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before September 30, 2026.
2. If the unit is not vacated on or before September 30, 2026, then starting October 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. 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 October 1, 2026.
4. The Tenants shall pay to the Landlord \$7,016.87 in accordance with the following schedule:
 - a) \$500.00 payable on or before July 15, 2026
 - b) \$500.00 payable on or before August 15, 2026
 - c) \$500.00 payable on or before September 15, 2026
 - d) \$5,516.87 payable on or before September 30, 2026
5. The Tenants shall also pay to the Landlord the monthly rent on time and in full for the period of **July 1, 2026**, through and including **August 1, 2026**.
6. If the Tenants fail to make any of the payments in accordance with paragraphs 4(a)(b)(c) or 5 of this order, then the outstanding balance of any arrears of rent and costs to be paid by the Tenants to the Landlords pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenants, apply to the LTB within 30 days of the Tenants' breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenants and requiring that the Tenants pay any new arrears of rent, NSF fees and related charges that became owing after **June 30, 2026**. This may result in the Board issuing an order that terminates the tenancy before September 30, 2026.

7. If the Tenants fail to make payment in accordance with paragraph 4 d), the Tenants will start to owe interest. This will be simple interest calculated from October 1, 2026 at 4.00% annually on the balance outstanding.

June 29, 2026
Date Issued

Diego Fernandez-Stoll
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 Tenants expires on April 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.