



Order under Section 69 Residential Tenancies Act, 2006

Citation: Shayan Ravadgar v Zahra Feizi Kaftroudi, 2023 ONLTB 48512

Date: 2023-07-04

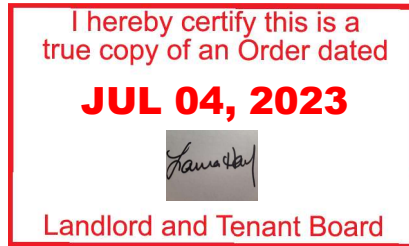
File Number: LTB-L-012912-23

In the matter of: 3, 292 ELGIN MILLS RD W
Toronto ON L4C4M2

Between: Shayan Ravadgar

And

Zahra Feizi Kaftroudi



Landlord

Tenant

Shayan Ravadgar (the 'Landlord') applied for an order to terminate the tenancy and evict Zahra Feizi Kaftroudi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2023.

The Landlord, the Landlord's legal representative, Clive Preddie, the Tenant and the Tenant's interpreter, Lida Kalbassi, attended the hearing. The Tenant was assisted by Tenant Duty Counsel, Michelle Sutherland, at the hearing.

The parties before the Board consented to the following order.

On consent it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before August 15, 2023.
2. If the unit is not vacated on or before August 15, 2023, then starting August 16, 2023, 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 August 16, 2023.
4. The Tenants shall pay to the Landlord \$48.16 per day for compensation for the use of the unit starting August 16, 2023, to the date they move out of the unit.
5. The parties agree that the total amount of outstanding arrears and costs for the period ending June 30, 2023, is \$8,976.00.
6. The Tenant shall pay to the Landlord \$1,300.00 on or before July 1, 2023.

7. The Tenant shall pay to the Landlord \$650.00 on or before August 1, 2023.
8. If the Tenant fails to make any one of the payments in accordance with paragraphs 6 or 7 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 5 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the Board pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after June 30, 2023. The Landlord must make this application no later than 30 days after the Tenant's failure to make a payment.
9. The Landlord is not holding a last month's rent deposit.
10. The Tenant shall pay to the Landlord \$7,026.00 on or before August 15, 2023.
11. If the Tenant fails to pay to the Landlord the full amount owing on or before August 15, 2023, the Tenant will start to owe interest. This will be simple interest calculated from August 16, 2023, at 6.00% annually on the balance outstanding.

July 4, 2023
Date Issued



Laura Hartslief
Member, 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 February 16, 2024, 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.