



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

**File Number:** TNL-30044-21

**In the matter of:** 1279 Doane Road  
East Gwillimbury, ON L0G 1R0

**Between:** Xiao Qing Lin

**And**

Armin Riahi, Sanaz Zolfaghari

I hereby certify this is a  
true copy of an Order dated

**July 30, 2021**

*C.P.*

Landlord and Tenant Board

Landlord

Tenants

Xiao Quing Lin (the 'Landlord') applied for an order to terminate the tenancy and evict Armin Riahi and Sanaz Zolfaghari (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

The parties attended a Hearing on June 28, 2021 by video conference where the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Anne-Marie Davis. The Landlord, the Landlord's representative Dan Schofield, the Tenants and the Tenants' representative Arian Riahi were present.

As a result of the mediation the parties requested a consent order and I am satisfied that the parties understand the consequences of their consent.

**Agreed Facts:**

The Landlord waives the arrears and costs in excess of \$35,000.00.

**On consent of the parties, it is ordered that:**

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before August 31, 2021.
2. Starting August 15, 2021, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced on or after September 1, 2021.

3. Upon receipt of this order, the Sheriff is directed to give vacant possession of the rental unit to the Landlord, on or after September 1, 2021.
4. On or before July 5, 2021, the Tenants shall pay to the Landlord the lawful monthly rent due for the month of July 2021.
5. The last month rent deposit of \$2,750.00 shall be applied to the rent due for the month of August 2021.
6. The Tenants owe the Landlord \$35,000.00, which represents the rent arrears for the period ending June 30, 2021.
7. On or before August 31, 2021, the Tenants shall pay to the Landlord the amount owing of \$35,000.00.
8. If the Tenants fail to make the payment in accordance with paragraph 4 of this order the Landlord may, without notice to the Tenants, apply to the Board 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, NSF fees and related charges that became owing after June 30, 2021.
9. If the Tenants fail to pay the amount owing indicated in paragraph 7, above in full and on time, the tenants will start to owe interest. This will be simple interest calculated from the date of the missed payment at 2.00% annually on the balance outstanding. The Landlord will have the right to collect the full amount owing or any balance outstanding under this Order.

**July 30, 2021**  
**Date Issued**



Anne-Marie Davis  
Dispute Resolution Officer, Landlord and Tenant Board

Eastern-RO  
255 Albert Street, Suite 400  
Ottawa, ON K1P 6A9

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.