



JAN 31 2024

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

Citation: Shah v Seyfaie, 2024 ONLTB 8987

Date: 2024-01-31

File Number: LTB-L-076795-23

In the matter of: Apt 96, 400 MISSISSAUGA VALLEY BLVD
MISSISSAUGA ON L5A3N6

Between: Minesh Shah and Poornima Shah Landlords

And

Vahid Seyfaie Tenant

Minesh Shah and Poornima Shah (the 'Landlords') applied for an order to terminate the tenancy and evict Vahid Seyfaie (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 23, 2024.

The Landlords and the Tenant attended the hearing.

The parties before the LTB consented to the following order. I am satisfied that the parties understood the terms of the consent and the consequences of a breach of the terms of the consent.

It is ordered on consent that:

1. The Tenant shall pay to the Landlord \$14,424.84 for arrears of rent up to January 31, 2024, and included the filing fee of \$186.00.
2. The Tenant shall pay to the Landlord the amount set out in paragraph 1 in accordance with the following schedule:
 - 1) The Tenant will make a payment to the Landlord in the amount of \$2,000.00 on or before January 27, 2024.
 - 2) The Tenant will make a payment to the Landlord in the amount of \$2,100.00 on or before February 15, 2024
 - 3) The Tenant will make a payment to the Landlord in the amount of \$2,100.00 on or before March 15, 2024
 - 4) The Tenant will make a payment to the Landlord in the amount of \$2,100.00 on or before April 15, 2024

- 5) The Tenant will make a payment to the Landlord in the amount of \$2,100.00 on or before May 15, 2024
 - 6) The Tenant will make a payment to the Landlord in the amount of \$2,100.00 on or before June 15, 2024
 - 7) The Tenant will make a payment to the Landlord in the amount of \$1,924.84 on or before July 15th, 2024.
3. The Tenant shall also pay to the Landlord new rent on time and in full as it comes due and owing for the period February 1st, 2024 to July 1, 2024 or until the arrears are paid in full, whichever date is earliest.
 4. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach 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 January 31, 2024.

January 31, 2024
Date Issued



Nicole Huneault
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.