



**Amended Order
Order under Section 100
Residential Tenancies Act, 2006
and Section 21.1 of the Statutory Powers Procedure Act**

File Number: LTB-L-014299-23-AM

In the matter of: 10, 592 CHURCH STREET
TORONTO ON M4Y2E5

Between: CHURCH 18 HOLDINGS INC

And

SASHA DJIHANIAN

And

Desiree Beduz

I hereby certify this is a
true copy of an Order dated
NOV 22, 2024
Landlord and Tenant Board

Landlord

Tenant

Unauthorized Occupant

CHURCH 18 HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy of SASHA DJIHANIAN (the 'Tenant') and evict Desiree Beduz (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This amended order is issued to correct a clerical error in the original order issued on November 1, 2024.

This application was heard by videoconference on October 28, 2024 at 10:10 a.m.

The Landlord's representative Tira Muise and Karen Dubin, the Tenant's representative Hrair Djhanian and Desiree Beduz attended the hearing.

Before the Board the parties consented to the following order:

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated on August 31, 2025. The Tenant and Unauthorized Occupant shall move out of the rental unit on or before September 1, 2025.
2. If the unit is not vacated by August 31, 2025, then starting September 1, 2025, the Landlord may file this order with the Court Enforcement Office (the 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 after September 1, 2025.
4. The Tenant shall pay to the Landlord new rent on time and in full as it comes due and owing for the period beginning November 1, 2024 to July 1, 2025. The current lawful monthly rent is **\$1,674.92**.
5. The Landlord collected a rent deposit of \$1,348.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated. The Landlord shall apply this amount as well as any interest to the final month of this tenancy beginning August 1, 2025 to August 31, 2025, and parties consented to waive any difference between the current rent and the sum of the deposit plus the interest owing, so the balance between the parties is zero for the month of August 2025.

November 1, 2024

Date Issued

November 22, 2024

Date Amended

Greg Witt

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 March 1, 2026 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.