



**January 7, 2025**

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

**Date:** 2025-01-07

**File Number:** LTB-L-073134-24

**In the matter of:** 1004, 23 ONEIDA CRES  
RICHMOND HILL ON L4B0A2

**Between:** Pantelis (Peter) Skenderis Landlord

**And**

Nader Behzadzadeh Tenant

Pantelis (Peter) Skenderis (the 'Landlord') applied for an order to terminate the tenancy and evict Nader Behzadzadeh (the 'Tenant') because:

- the Tenant did not pay the rent that the Tenant owes; AND
- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on December 12, 2024. The Landlord's legal representative, Dan Schofield, the Landlord's agent, James Skenderis and the Tenant were in attendance.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Sonja Hudson, a Dispute Resolution Officer with the LTB.

At the hearing, the parties consented to the following order.

I was satisfied the parties understood the consequences of their consent.

**It is ordered on consent that:**

1. The rent for the month of January 2025 is to be paid in full on or before January 10, 2025.
2. The Tenant shall pay to the Landlord \$1,972.00, which represents the arrears of rent (\$1,786.00) plus the filing fee (\$186.00) for the period ending December 31, 2024.
3. The Tenant shall pay to the Landlord the amount set out in paragraph 1 of this order in full on or before December 16, 2024.
4. Starting February 1, 2025 and continuing up to and including January 1, 2026, the Tenant shall pay to the Landlord the lawful monthly rent in full, as and when it comes due, on the first day of every month.

5. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent to be paid by the Tenant to the Landlord pursuant to paragraph 2 of this order shall become immediately due and owing. The Landlord may, without notice to the Tenant, apply to the Landlord Tenant Board within 30 days of the Tenant's breach pursuant to section 78 of the *Residential Tenancies Act, 2006*, (the 'Act') for an order terminating the tenancy, thereby evicting the Tenant and requiring that the Tenant pay any new arrears that became owing after December 31, 2024.

**January 7, 2025**

**Date Issued**

*Sonja Hudson*

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Sonja Hudson

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.