



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

File Number: LTB-L-099555-24

In the matter of: 262 DUCKWORTH ST
BARRIE ON L4M3X2

Between: Hamed Zahedi
Seyed Alireza Sadraddini

And

Maygan Marin

I hereby certify this is a
true copy of an Order dated
MAR 19, 2025

Landlord and Tenant Board

Landlords

Tenant

Hamed Zahedi and Seyed Alireza Sadraddini (the 'Landlords') applied for an order to terminate the tenancy and evict Maygan Marin (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

Mediation was held on March 13, 2025. The following parties participated in the mediation: The Landlords' representative, Steve Mula, the Landlords, Seyed Alireza Sadraddini and Hamed Zahedi and the Tenant Maygan Marin.

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Landlords served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$3,000.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$98.63. This amount is calculated as follows: \$3,000.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to March 31, 2025 are \$21,780.00.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,000.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

9. Interest on the rent deposit, in the amount of \$352.23 is owing to the Tenant for the period from August 1, 2018 to March 13, 2025.

It is ordered on consent that:

1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
2. **The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:**
 - \$21,966.00 if the payment is made on or before March 31, 2025. See Schedule 1 for the calculation of the amount owing.

OR

 - \$24,966.00 if the payment is made on or before April 20, 2025. See Schedule 1 for the calculation of the amount owing.
3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 20, 2025 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
4. **If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 20, 2025.**
5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$16,895.96. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owes on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
6. The Tenant shall also pay the Landlords compensation of \$98.63 per day for the use of the unit starting March 14, 2025 until the date the Tenant moves out of the unit.
7. If the Tenant does not pay the Landlords the full amount owing on or before April 20, 2025, the Tenant will start to owe interest. This will be simple interest calculated from April 21, 2025 at 5.00% annually on the balance outstanding.
8. If the unit is not vacated on or before April 20, 2025, then starting April 21, 2025, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
9. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after April 21, 2025.

March 19, 2025
Date Issued



Ryan Gacnik
Hearings Officer, Landlords 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 October 21, 2025 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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before March 31, 2025

Rent Owing To March 31, 2025	\$21,780.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$21,966.00

B. Amount the Tenant must pay to void the eviction order and continue the tenancy if the payment is made on or before April 20, 2025

Rent Owing To April 30, 2025	\$24,780.00
Application Filing Fee	\$186.00
Total the Tenant must pay to continue the tenancy	\$24,966.00

C. Amount the Tenant must pay if the tenancy is terminated

Rent Owing To Hearing Date	\$20,062.19
Application Filing Fee	\$186.00
Less the amount of the last month's rent deposit	- \$3,000.00
Less the amount of the interest on the last month's rent deposit	- \$352.23
Total amount owing to the Landlords	\$16,895.96
Plus daily compensation owing for each day of occupation starting March 14, 2025	\$98.63 (per day)