



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

Citation: Tsang v Ahmadi, 2026 ONLTB 956

Date: 2026-01-06

File Number: LTB-L-069323-25-RV

In the matter of: 2507, 125 Village Green Sq
Scarborough ON M1S0G3

Between:	Tat Man Tsang	Landlord
	and	
	Hamid Ahmadi Jane Doe	Tenants

Review Order

Tat Man Tsang (the 'Landlord') applied for an order to terminate the tenancy and evict Hamid Ahmadi and Jane Doe (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was resolved by order LTB-L-069323-25 issued on November 4, 2025.

On November 13, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 14, 2025, interim order LTB-L-069323-25-RV-IN was issued, staying the order issued on November 4, 2025.

This application was heard by videoconference on December 10, 2025.

Only the Landlord's Legal Representative, Patrick Mai, the Legal Representative for the firstnamed Tenant, Brendan Varty, and the Tenant, Hamid Admadi, attended the hearing. I was satisfied that the Tenant, Jane Doe, had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 1:06pm.

Determinations:

The Review Request

1. The Tenant, Hamid Ahmadi ('HA'), alleges that there is a serious error in the order as he is named as a Tenant in the order when he was, in fact, not a Tenant when the application

was filed. HA was the sole leaseholder for the rental unit until he transferred the tenancy to the second-named Tenant, Jane Doe, on July 1, 2024.

2. In Board Order LTB-L-019777-25, the Board Member made the determination HA assigned the rental unit to Jane Doe on July 1, 2024, pursuant to section 100(2) of the *Residential Tenancies Act, 2006* (the 'Act'). This means that as of July 1, 2024, HA ceased to be a tenant of the rental unit, and that HA is not responsible for any arrears or other issues or claims with respect to the tenancy at the rental unit after June 30, 2024, the date he vacated.
3. The prior finding of the transfer of the tenancy was not brought to the hearing Member's attention as the Landlord's Legal Representative disagrees with the Board's finding in LTB-L-019777-25. Although the Landlord may disagree with the finding, that does not give the Landlord any right or authority to disregard or ignore it. The order is final, and it has not been successfully reviewed or appealed.
4. All of the arrears claimed in the Landlord's application accrued after the transfer of the tenancy and it was therefore it was a serious error for the Board to order that HA pay the Landlord for these arrears and the review request must be granted.
5. Being that the only serious error in the order is with respect to the naming of HA, I find it appropriate in the circumstances to vary the previous order to remove HA, rather than rehear the Landlord's application. Therefore, the previous order shall be amended to remove HA.

Request to Amend

6. After I orally communicated my determination on the review request, the Landlord requested that the order be amended to change the name of the tenant, Jane Doe.
7. Jane Doe did not have notice that this issue would be raised at the hearing and was not present to give submissions. In my view, it would be prejudicial to Jane Doe to allow such a substantial amendment without notice to her. Therefore, the Landlord's request to amend the order was denied.

It is ordered that:

1. The request to review order LTB-L-069323-25, issued on November 4, 2025, is granted.
2. Order LTB-L-069323-25, issued on November 4, 2025, is varied in the following manner: to remove Hamid Admadi as a tenant and party to the order. All other aspects of the order remain the same.

January 6, 2026
Date Issued

Candace Aboussafy
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.