



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-056915-25

In the matter of: 52 Thirteenth Street
Etobicoke ON M8V3H4

Between: Alexander Arakelov Tenant

And

Farhad Aghaie Mibody Landlord

Alexander Arakelov (the 'Tenant') applied for an order determining that Farhad Aghaie Mibody (the 'Landlord') entered the rental unit illegally, substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, harassed, obstructed, coerced, threatened or interfered with the Tenant, withheld or interfered with their vital services or care services and meals in a care home and did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference was held by videoconference on December 23, 2025.

The Tenant and the named Landlord attended the case conference.

At the case conference, the Tenant requested the consent of the Board to withdraw their applications.

Determinations:

1. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consent to the withdrawal of the applications.

It is ordered that:

1. The Tenant's applications are withdrawn. The Board's file is closed.

January 7, 2026
Date Issued

John Cashmore
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.