



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

File Number: LTB-L-015517-24-RV

In the matter of: 416, 309 MAJOR MACKENZIE DR E
RICHMOND HILL ON L4C9V5

Between: Farhad Saghezchi Landlord

And

Parviz Samar
An na Woo Tenant
Hanna Samar

Farhad Saghezchi (the 'Landlord') applied for an order to terminate the tenancy and evict Parviz Samar, An na Woo and Hanna Samar (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was originally heard by videoconference on December 2, 2025. The Landlord attended the hearing. This application was resolved by order LTB-L-015517-24 issued on December 11, 2025.

On December 15, 2025, the Tenant, Parviz Samar, requested a review of the order, citing an inability to reasonably participate in the hearing.

On December 16, 2025, interim order LTB-L-015517-24-RV-IN was issued, staying the order issued on December 11, 2025.

This request was heard by videoconference on January 13, 2026.

The Tenant, Parviz Samar and the Landlord attended the hearing. The Tenant, Parviz Samar, had permission to speak on behalf of the other named Tenant, An na Woo and Hanna Samar, who were not in attendance.

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

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

The parties agreed that:

1. The request to review is granted and this order will replace the previous order for file LTB-L-015517-24, dated December 11, 2026.
2. This order is a final, non-voidable termination of this tenancy based on the parties agreement to terminate the tenancy as of July 31, 2026.
3. The lawful rent by way of the application is \$2,455.00. It is due on the 1st day of each month.
4. Based on the monthly rent, the daily rent/compensation is \$80.71. This amount is calculated as follows: \$2,455.00 x 12 months, divided by 365 days.
5. The Landlord collected a last month's rent deposit, and it can only be applied to the last month of the tenancy.
6. The one-month compensation has been paid to the Tenant.

It is ordered on consent that:

1. The request to review order LTB-L-015517-24, issued on December 11, 2025, is granted.
2. Order LTB-L-015517-24, issued on December 11, 2025, is cancelled and replaced with this order.
3. The tenancy between the Landlord and the Tenant is terminated. The Tenant must vacate the rental unit on or before July 31, 2026.
4. If the unit is not vacated on or before July 31, 2026, then the Tenant shall pay the Landlord compensation of \$80.71 per day for the use of the unit starting August 1, 2026, until the date the Tenant moves out of the unit.
5. If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after August 1, 2026.

January 21, 2026
Date Issued

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.

In accordance with section 81 of the *Residential Tenancies Act, 2006*, (the 'Act'), the part of this order relating to the eviction expires on February 1, 2027, 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.