



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-090980-25 and LTB-T-097734-25

In the matter of: Lower, 258 Glebemount Avenue
East York ON M4C3T8

Between: Mehran Bagheri Landlord

And

Niraj Baraili Tenants
Aliza Bishwokarma

Mehran Bagheri (the 'Landlord') applied for an order to terminate the tenancy and evict Niraj Baraili and Aliza Bishwokarma (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe (L1 application).

Niraj Baraili and Aliza Bishwokarma (the 'Tenants') applied for an order determining that Mehran Bagheri (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or a member of their household and that Mehran Bagheri (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenants (T2 application).

These applications were mediated by videoconference on January 20, 2026.

The Landlord was self-represented.

The Tenants were self-represented and spoke with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The Tenants vacated the rental unit on November 1, 2025 and the tenancy terminated on that date.

On consent, it is ordered that:

1. The tenancy is terminated as of November 1, 2025, the date the Tenants gave vacant possession of the rental unit to the Landlord.
2. This order settles all matters arising from this tenancy and neither party will file any other application, action, claim or commence any proceedings against the other party related to

this tenancy in any court of competent jurisdiction. This includes but is not limited to monetary compensation or otherwise.

January 23, 2026
Date Issued

Angela McLaughlin
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.