



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

File Number: LTB-L-090807-25

In the matter of: 1015, 35 THORNCLIFFE PARK DR
TORONTO ON M4H1J3

Between: Morguard NAR Canada Limited Partnership Landlord

And

Mohammad Shah Haidary Tenant

Morguard NAR Canada Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammad Shah Haidary (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

A hearing was held by videoconference on January 21, 2026.

Only the Landlord's Representative, Natalia Abiniakine, attended the hearing.

As of 1:27 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant paid the Landlord all the rent that was in arrears up to January 31, 2026.
2. The only amount owing is the balance of the Landlord's cost of filing the application. As a result, the order will be limited to costs only.

It is ordered that:

1. The Tenant shall pay the remaining balance of \$168.66 to the Landlord on or before February 9, 2026 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 10, 2026 at 4.00% annually on the balance outstanding.

January 29, 2026
Date Issued

Sonia Anwar-Ali
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.