



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-079971-25

In the matter of: BASEMENT, 77 TRAYBORN DR
RICHMOND HILL ON L4C4K6

Between: Mike Emadi Landlord

And

Marzieh Ayati Najafabadi Former Tenant

Mike Emadi (the 'Landlord') applied for an order requiring Marzieh Ayati Najafabadi (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on January 26, 2026.

Only the Landlord and the Landlord's Representative, Bahman Roudgarnia attended the hearing.

As of 9:49 a.m., the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. 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. As explained below, the Landlord proved the allegations contained in the application on a balance of probabilities. Therefore, the Former Tenant shall be required to compensate the Landlord pursuant to the terms of this order.
2. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
3. The L10 application, Notice of Hearing, and evidence documents were served on December 1, 2025, by way of mailing the documents to the Former Tenant's current place of residence, deemed served on December 6, 2025.
4. The Former Tenant vacated the rental unit on October 20, 2024.
5. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

8. The lawful rent was \$1,500.00. It was due on the 17th day of each month.
9. Based on the Monthly rent, the daily rent/compensation is \$49.32. This amount is calculated as follows: $\$1,500.00 \times 12$, divided by 365 days.
10. The Former Tenant has not made any payments since the application was filed.
11. The Former Tenant is no longer in possession of the rental unit. The tenancy was not lawfully terminated in accordance with a notice of termination, LTB order or agreement to terminate the tenancy. Therefore, the Former Tenant's obligation to pay rent ended on October 16, 2025. This is the date that the Landlord has elected to pursue and specified in the L10 application before the Board.
12. The rent arrears and daily compensation owing to October 16, 2024, are \$34,500.00. The arrears claimed by the Landlord consist of \$1,500.00 per month, owing for the rental period of November 17, 2022, through to October 16, 2024.
13. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
14. There is no last month's rent deposit.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$34,500.00, which represents rent and compensation owing up to October 16, 2025.
2. The Former Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$34,686.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before February 13, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from February 14, 2026, at 4.00% annually on the balance outstanding.

February 2, 2026
Date Issued

Ilan Shingait
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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing to October 16, 2024	\$34,500.00
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$34,686.00