



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

File Number: LTB-L-093374-25

In the matter of: 707, 121 PARKWAY FOREST DR
TORONTO ON M2J5H4

Between: 121 Parkway Forest Drive Inc Landlord

And

Fatemeh Mirzayan Tenant

121 Parkway Forest Drive Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Fatemeh Mirzayan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on January 26, 2026.

Only the Landlord's Representative, Jason Paine attended the hearing.

As of 9:28 a.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 Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

February 3, 2026
Date Issued

Teresa Hunt
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.