



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

**File Number:** LTB-L-096433-25

**In the matter of:** 33 HIGHMARK DR  
WOODBRIIDGE ON L4H0J8

**Between:** Yingwei Di Landlord

**And**

Susan Sajadimirzaei Tenant  
Shirin Etemadi

Yingwei Di (the 'Landlord') applied for an order to terminate the tenancy and evict Susan Sajadimirzaei and Shirin Etemadi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026.

The Landlord's representative Yun Tao Li and the Tenant Susan Sajadimirzaei attended the hearing.

**Determinations:**

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Landlord's legal representative advised that the Tenant has paid all the arrears and the Landlord's costs owing up to January 31, 2026.
3. Therefore, the Landlord's application for arrears is discontinued pursuant to section 74(2) of the *Residential Tenancies Act, 2006*.

**It is ordered that:**

1. The Landlord's Application is discontinued to January 31, 2026.

**February 3, 2026**  
**Date Issued**

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Peter Nicholson  
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.