



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-080632-25-RV

In the matter of: N2410, 7 GOLDEN LION HTS
NORTH YORK ON M2M0C1

Between: Xinghua Zhang Lum Landlord

And

Mitra Ghaemi Tenant

Review Order

Xinghua Zhang Lum (the 'Landlord') applied for an order to terminate the tenancy and evict Mitra Ghaemi (the 'Tenant') because the Tenant did not pay the rent that the Tenant owe.

This application was resolved by order LTB-L-080632-25 issued on February 2, 2026. Only the Landlord's representative attended the original hearing on December 4, 2025.

On February 2, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On January 7, 2026, interim order LTB-L-080632-25-RV-IN was issued, staying the order issued on February 2, 2026.

This review was heard by videoconference on January 28, 2026.

The Landlord's agent (son), Nicholas Lum, the Landlord's representative, Naseer Ahmed, the Tenant and the Tenant's interpreter (friend), Shahab Maboud, attended the hearing.

Determinations:

1. At the hearing, the parties agreed that the Tenant's request for review would be denied and that the stay would be lifted immediately.
2. The parties also agreed that no later than 8:00 p.m. on January 28, 2026, the Landlord would deliver any of the Tenant's remaining possessions to 32 Division located at 30 Ellerslie Avenue, North York, Ontario, M2N 1X8.

It is ordered on consent that:

1. The request to review order LTB-L-080632-25 issued on February 2, 2026 is denied. The order is confirmed and remains unchanged.

2. The interim order issued on January 7, 2026 is cancelled. The stay of order LTB-L-080632-25 is lifted immediately.

February 2, 2026
Date Issued

Karen Gonçalves
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.