



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-100955-25

In the matter of: Unit #2803, 15 Holmes Avenue
Toronto ON M2N0L4

Between: Yaozu Xie Landlord

And

Ardeshir Soltani Tenant

Yaozu Xie (the 'Landlord') applied for an order to terminate the tenancy and evict Ardeshir Soltani (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 10, 2026.

The Landlord, the Landlord's representative, Qian Zhang, and the Tenant 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.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,750.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$90.41. This amount is calculated as follows: \$2,750.00 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The parties agreed the rent arrears owing to February 28, 2026 are \$15,500.00.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,750.00 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.

9. Interest on the rent deposit, in the amount of \$45.25 is owing to the Tenant for the period from May 1, 2025 to February 10, 2026.

Relief from eviction.

10. 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 subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. The parties were agreeable to the payment plan below.

It is ordered that:

1. The Tenant shall pay the Landlord \$15,500.00 for rent arrears owed up to February 28, 2026 and \$186.00 for the cost of filing the application.
2. The Tenant shall pay the amount in paragraph 1 as follows:
 - a) \$2,750.00 by February 11, 2026;
 - b) \$2,750.00 by February 13, 2026; and
 - c) \$10,186.00 by March 31, 2026.
3. The Tenant shall also pay March 2026 rent on time and in full on March 1, 2026.
4. If the Tenant fails to comply with the conditions set out in paragraphs 2 or 3 of this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 1 of this order shall become immediately due and owing and the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after February 28, 2026. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.

February 11, 2026

Date Issued

Vishal Nanda

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.