



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-107529-25

In the matter of: 33 VALLEYVIEW RD
THORNHILL ON L3T6X6

Between: Wen Yang Landlord
Wei Lu

And

Khosro Akhlaghi Tenants
Neda Siah Tiri

Wen Yang and Wei Lu (the 'Landlord') applied for an order to terminate the tenancy and evict Khosro Akhlaghi and Neda Siah Tiri (the 'Tenants ') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on February 3, 2026.

Only the Landlord's legal representative, Yun Tao Li, attended the hearing.

As of 12:24 p.m. the Tenants were 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.

The Tenant Khosro Akhlaghi signed into the hearing at 1:08 p.m.; however, the matter had already been adjudicated and the Landlord's legal representative left the hearing.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy shall be terminated on February 28, 2026.
2. The Tenants were in possession of the rental unit on the date the application was filed.

3. On December 15, 2025, the Landlord gave the Tenants an N8 notice of termination with the termination date of February 28, 2026.
4. The notice of termination contains the following allegations: The Tenants have persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late eight times in 2025.
5. Based on the monthly rent, the daily compensation is \$129.73. This amount is calculated as follows: \$3,946.00 x 12, divided by 365 days.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. The Landlord collected a rent deposit of \$3,850.00 from the Tenants and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$349.35 is owing to the Tenants for the period from December 1, 2021 to February 3, 2026.
8. The Landlord's legal representative was not aware of any circumstances which would warrant delay or denial of termination of the tenancy in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'). As such, I find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before February 28, 2026.
2. If the unit is not vacated on or before February 28, 2026, then starting March 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 1, 2026.
4. The Tenants shall pay the Landlord compensation of \$129.73 per day for the use of the unit starting March 1, 2026 until the date the Tenants move out of the unit.
5. The Tenants shall also pay to the Landlord \$186.00 for the cost of filing the application.
6. If the Tenants do not pay the Landlord the full amount owing on or before February 28, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 1, 2026 at 4.00% annually on the balance outstanding.

February 13, 2026
Date Issued

Jana Rozehnal
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on September 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.