



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

File Number: LTB-L-090174-25

In the matter of: BASEMENT, 43 MEDOC PL
Thornhill ON L4J8Y9

Between: Bijan Zahedi Landlord
ZAHRA SHAHROKHINEJAD

And

RYAN K. SOLOMON Tenant

Bijan Zahedi and ZAHRA SHAHROKHINEJAD (the 'Landlord') applied for an order to terminate the tenancy and evict RYAN K. SOLOMON (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

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

Only the Landlord's legal representative Natalie Feizi attended the hearing.

As of 9:28a.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.

1. At the hearing, the Landlord's legal representative sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 24, 2026
Date Issued

Inderdeep Padda
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.