



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-102572-25

In the matter of: 903, 44 VALLEY WOODS ROAD
TORONTO ON M3A 2R6

Between: Top of the Valley Apartments Landlord

and

Hussain Ali Mohammad Tenants
Lajwar Tawaqoli
Ahmad Mohammadi

Top of the Valley Apartments (the 'Landlord') applied for an order to terminate the tenancy and evict Hussain Ali Mohammad, Lajwar Tawaqoli and Ahmad Mohammadi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on February 17, 2026.

Only the Landlord's representative, Sean Beard, attended the hearing.

As of 3:11 p.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

1. The Landlord advised the Board that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending January 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued.

February 23, 2026
Date Issued

Adeela Alvez
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.