



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

File Number: LTB-L-099344-25

In the matter of: 104 WOOD LANE
RICHMOND HILL ON L4C4W1

Between: Zhihong Guo Landlord

And

Nazanin Pourheidar Shirazi Tenants
Babak Mehrabi Kalbibaki

Zhihong Guo (the 'Landlord') applied for an order to terminate the tenancy and evict Nazanin Pourheidar Shirazi and Babak Mehrabi Kalbibaki (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on February 19, 2026.

Only the Landlord Zhihong Guo attended the hearing.

The Tenants had initially checked in with the moderator ahead of their hearing, but disconnected at 2:10 p.m. As of 3:52 p.m. when the matter was heard 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.

Determinations:

1. The Tenants paid the Landlord all the rent that was in arrears up to February 28, 2026.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. 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 pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$186.00 for the cost of filing the application.

2. If the Tenants do not pay the Landlord the full amount owing on or before March 7, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 8, 2026, at 4.00% annually on the balance outstanding.

February 24, 2026

Date Issued

Sean Ramage

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.