



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-057907-25

In the matter of: 3802, 2221 YONGE ST
TORONTO ON M4S0B8

Between: Likyoung Hwang Tenant

And

Farnaz Noghreh Nikbakht Landlord

Likyoung Hwang (the 'Tenant') applied for an order determining that Farnaz Noghreh Nikbakht (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 25, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

It is ordered on consent that:

1. The tenancy ended on July 31, 2025.
2. This T2 application is resolved. The Landlord agrees not to claim any arrears.

March 5, 2026
Date Issued

Dawn Carr

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.