



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-079292-25

In the matter of: 3002, 57 St. Joseph St.
Toronto ON M5S0C5

Between: Qirui Yu
Terrence Dunham
Tenants

And

Saman Hamidi
Landlord

Qirui Yu and Terrence Dunham (the 'Tenants') applied for an order determining that Saman Hamidi (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.

This application was heard by videoconference on February 26, 2026.

The Landlord, the Landlord's spouse (co-owner) Firouzeh Payami, and the Tenants, attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order resolves all issues in this application.
2. The parties agreed that:
 - a) The Landlord or their Agent(s), shall provide written notice at least 24 hours in advance for an entry into the unit regarding an inspection, repair, and/or showing unless it is an emergency.
 - b) The Landlord will ensure that emails sent to the Tenants regarding notice of entry for showings will not be sent between the hours of 12:00 a.m. and 6:00 a.m.

- c) There will be no showings on Thursdays and Fridays between the hours of 9:00 a.m. to 5:00 p.m.
- d) The Landlord will ensure that all persons attending the rental unit for entry will knock prior to entering the unit with the key received they from the concierge.
- e) If the Landlord has not provided a written notice at least 24 hours in advance of an entry into the unit, the Tenants may refuse the entry unless it is an emergency.
- f) If any of the Real Estate Agents showing the unit attend the rental unit outside the stated entry time window in the written notice of entry, the Tenants may refuse entry into the unit.
- g) If something does happen with respect to an entry into the unit, the Tenants will notify the Landlord immediately via email.

March 2, 2026
Date Issued

Lisa Del Vecchio
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.