



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-101909-25

In the matter of: 48 Marchwood Crescent
Richmond Hill Ontario L4C8M4

Between: Shao Lin Landlord
Xinlan Ou

And

Kambiz Ghazaei Tenant

Shao Lin and Xinlan Ou (the 'Landlord') applied for an order requiring Kambiz Ghazaei (the 'Tenant') to pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on February 12, 2026.

Only the Landlord attended the hearing.

As of 9:41am, 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. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from September 25, 2025 to February 24, 2026.
3. The lawful rent is \$4,700.00. It is due on the 25th day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to February 24, 2026 are \$23,500.00.
6. The Landlord is entitled to \$80.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 4 cheques given by or on behalf of the Tenant which were returned NSF.

7. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$23,781.00. This amount includes rent arrears owing up to February 24, 2026 and the cost of the application and unpaid NSF charges.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 25, 2026 at 4.00% annually on the balance outstanding.

March 13, 2026

Date Issued

Colin Elsby

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.