



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-092119-25-RV

In the matter of: 373 RANNIE RD
NEWMARKET ON L3X2N3

Between: Jin Feng Ling Landlord

And

Kourosh Mirzajani Tenants
Assal Mirzajani

Review Order

Jin Feng Ling (the 'Landlord') applied for an order to terminate the tenancy and evict Kourosh Mirzajani and Assal Mirzajani (the 'Tenants') and Jeffrey Neukomm because the Tenants did not pay the rent that the Tenants owe. The Landlord also claimed charges related to NSF cheques.

This application was resolved by order LTB-L-092119-25 issued on January 30, 2026. Only the Landlord's representative attended the original hearing on January 21, 2026.

On February 6, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On February 9, 2026, interim order LTB-L-092119-25-RV-IN was issued, staying the order issued on January 30, 2026.

This review was heard by videoconference on March 12, 2026.

The Landlord, the Landlord's representative, and one of the Tenants, Kourosh Mirzajani, attended the hearing. Kourosh Mirzajani confirmed that he had authority to act on behalf of the second named Tenant (i.e. his daughter).

At the hearing, the parties agreed that:

1. The parties agreed that Jeffrey Neukomm was a guarantor and not a tenant within the meaning of the Act and that the application should be amended to delete Jeffrey Neukomm as a tenant. The application was amended accordingly.
2. The Landlord consents to the Tenant's request to review order LTB-L-092119-25 issued on January 30, 2026. As such, the Tenant's request to review order LTB-L-092119-25 issued on January 30, 2026 will be granted.

3. Order LTB-L-092119-25 issued on January 30, 2026 will be cancelled and replaced with the consent order below.
4. The lawful monthly rent is \$2,994.28, due on the 4th day of each month.
5. The landlord collected a last month's rent deposit of \$2,850.00 on January 4, 2022.
6. The tenancy will terminate on May 3, 2026.
7. The Landlord shall apply the last month's rent deposit to rent due on April 4, 2026 and agrees to waive the balance of rent due on April 4, 2026 in the amount of \$144.28.
8. The Tenant agrees to waive interest due on the last month's rent deposit.
9. The Tenant owes the landlord \$18,560.65 for rent arrears up to March 31, 2026, an NSF administrative charge and costs.

It is ordered on consent that:

1. The request to review order LTB-L-092119-25 issued on January 30, 2026 is granted. The order is cancelled and replace with the following.
2. The tenancy between the Landlord and the Tenants is terminated as of May 3, 2026.
3. If the unit is not vacated on or before May 3, 2026, then starting May 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 4, 2026.
5. If the unit is not vacated on or before May 3, 2026, the Tenants shall also pay the Landlord compensation of \$98.44 per day for the use of the unit starting May 4, 2026 until the date the Tenants move out of the unit.
6. The Tenants shall pay to the Landlord \$18,560.65 for rent arrears up to March 31, 2026, an NSF administrative charge and costs.
7. If the Tenants vacate the unit on or before May 3, 2026, the Tenants shall pay to the Landlord the amount set out in paragraph 6 in accordance with the following schedule:
 - a) On or before April 16, 2026, \$1,000.00;
 - b) On or before the 15th day of each month, commencing May 15, 2026 up to and including September 15, 2027 (i.e. 17 months): \$1,000.00;
 - c) On or before October 15, 2027: \$560.65
8. If the Tenants fail to make any one of the payments set out in paragraph 7 of this order, the outstanding balance of any arrears of rent, NSF administration fees and costs to be paid by

the Tenants to the Landlord pursuant to paragraph 6 of this order shall immediately become due and owing to the Landlord and the Tenants will start to owe interest. This will be simple interest calculated from the date of default at 4.00% annually on the balance outstanding.

March 20, 2026
Date Issued

Karen Gonçalves
Member, Landlord and Tenants Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.