



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

File Number: LTB-L-107104-25

In the matter of: 16 FIFESHIRE ROAD
TORONTO ON M2L2G5

Between: SIMINDOKHT FARD Landlord

And

GEORGE PERLIN Tenant

Simindokht Fard (the 'Landlord') applied for an order to terminate the tenancy and evict George Perlman (the 'Tenant') because: the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year. (L2 application)

This L2 application was heard by videoconference on March 11, 2026.

Only the Tenant's Legal Representative, Andrew Hyland ('TTR'), attended the hearing.

As of 1:41 pm, the Landlord 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.

Determinations:

1. TTR submitted the Tenant moved out of the rental unit on or about December 25, 2025 and so most likely, there was really no need for this hearing.
2. However, TTR did indicate there is an arrears claim involving the parties before the Superior Court. That claim is still a pending matter. TTR said he attended this hearing because the Landlord's intentions of what was to be achieved here were not known. He submitted that counsel for the Landlord could have at least provided some communication to him or his client about their intentions for this L2 application.
3. TTR requested \$100.00 in representation costs for having to come to this hearing. He submitted that since there was likely no need to pursue this case any further, the Landlord could have responsibly withdrawn the application, saving both the LTB and the Tenant time and money.
4. Pursuant to Rule 23.2 of the LTB's Rules of Practice, and given the amount of time TTR was in attendance at the hearing for this L2 application, TTR's request for representation

costs in the amount of \$100.00 is reasonable and justifiable. An order shall issue accordingly.

5. As the Landlord was not present or represented at this hearing, I find that the L2 application has been abandoned, and is to be dismissed on that basis. I confirm that no one for the Landlord appeared in the hearing room for the balance of the hearing block.

It is ordered that:

1. The Landlord's L2 application is dismissed.
2. The Landlord shall pay the Tenant \$100.00 in costs.
3. If the Landlord does not pay the Tenant the full amount owing on or before April 4, 2026, the Landlord will start to owe interest. This will be simple interest calculated from April 5, 2026 at 4.00% annually on the balance outstanding.

March 24, 2026

Date Issued

Alex Brkic

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.