



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-004781-26-EX

In the matter of: 189 Jim Morton Dr.
East Gwillimbury, ON L9N0Z3

Between: Mahdis Nojaba Tenant

And

Kian Kouhestani Ardestani Landlord

Mahdis Nojaba (the 'Tenant') applied for an order determining that Kian Kouhestani Ardestani (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals.

Determinations:

1. The Tenant submitted a request to the Board on March 5, 2026, to withdraw their application.
2. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the application.

It is ordered that:

1. The Tenant's application is withdrawn; the Board's file is closed.

March 30, 2026
Date Issued

Ken Audziss
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.