



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

File Number: LTB-L-005292-26

In the matter of: 4 Algonquin Cres.
Aurora, ON L4G3E5

Between: Elham Moazamigoodarzi Landlord
Zahra Yousefi

And

Elizabeth Toakase Mataele Tenant

Elham Moazamigoodarzi and Zahra Yousefi (collectively the 'Landlord') applied for an order to terminate the tenancy and evict Elizabeth Toakase Mataele (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on March 25, 2026.

Only Landlord, Elham Moazamigoodarzi attended the hearing.

As of 10:33 a.m., 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.

1. At the hearing, the Landlord sought to withdraw the application as the N4 notice of termination was invalid. I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.