



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

File Number: LTB-L-004276-26

In the matter of: 808, 15 Greenview Ave
Toronto ON M2M4M7

Between: Esmaeel Ghasroddashti Landlord

And

Mina Rafiei Tenant

Esmaeel Ghasroddashti (the 'Landlord') applied for an order requiring Mina Rafiei (the 'Tenant') to pay the rent that the Tenant owes.

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

Only the Landlord and the Landlord's Representative, Anome Mehrabian, attended the hearing.

As of 1:30pm, 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. The Tenant vacated the rental unit on February 15, 2026. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant did not pay the total rent they were required to pay for the period from March 1, 2025, to February 15, 2026.
3. The lawful rent is \$2,750.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The tenancy ended on February 15, 2026, as a result of an agreement to terminate the tenancy. Therefore, the Tenant's obligation to pay rent also ended on that date.
6. The rent arrears and daily compensation owing to February 15, 2026, are \$31,265.74.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$31,451.74. This amount includes rent arrears owing up to February 15, 2026, and the cost of the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before April 12, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 13, 2026, at 4.00% annually on the balance outstanding.

April 1, 2026
Date Issued

Dawn Carr
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.