



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-068059-25-RV

In the matter of: 905, 210 WOODRIDGE CRES
NEPEAN ON K2B8E9

Between: Ferguslea Properties Landlord

And

Hazrat Noorzad Tenant

Ferguslea Properties (the 'Landlord') applied for an order to terminate the tenancy and evict Hazrat Noorzad (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant.
- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was originally heard by videoconference on December 15, 2025. The Landlord attended the hearing. The Tenant did not attend the hearing. This application was resolved by order LTB-L-068059-25 issued on January 9, 2026.

On February 7, 2026, the Tenant requested a review of the order, citing an inability to reasonably participate in the hearing and citing a belief that the order contains a serious error.

On February 10, 2026, interim order LTB-L-068059-25-RV-IN was issued, staying the order issued on January 9, 2026.

This request was heard by videoconference on March 31, 2026.

The Landlord's legal representative, John Dickie, the Landlord's agent, Renee Cunningham, the Tenant's agent, Fareha Noorzad and the Tenant attended the hearing.

The parties elected to participate in Landlord and Tenant Board (LTB) facilitated mediation with the assistance of Dispute Resolution and Hearings Officer, Sonja Richter.

At the hearing, the parties consented to the following order.

The parties agree that:

1. The request to review the order LTB-L-068059-25 is granted and the order will be varied on consent.

It is ordered on consent that:

1. The request to review order LTB-L-068059-25, issued on January 9, 2025, is granted.
2. Order LTB-L-068059-25, issued on January 9, 2026, is varied as follows:
 - a) Paragraph 1 is removed and replaced with the following:
The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before June 30, 2026.
 - b) Paragraph 2 is removed and replace with the following:
If the unit is not vacated on or before June 30, 2026, then starting July 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
 - c) Paragraph 3 is removed and replaced with the following:
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 July 1, 2026.
 - d) Paragraph 7 is removed and replace with the following:
If the Tenant does not pay the Landlord the full amount owing on or before June 30, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.
3. All other portions of order LTB-L-068059-25 remain in effect and are enforceable.

April 9, 2026
Date Issued

Sonja Richter

Hearings Officer, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 1, 2027, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.