



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-002485-26

In the matter of: BASEMENT UNIT, 8 FERNDALE AVENUE
TORONTO ON M4T2B3

Between: Ali Salehi Landlord

And

Darrell Macdonald Tenant

Ali Salehi (the 'Landlord') applied for an order to terminate the tenancy and evict Darrell Macdonald (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

Ali Salehi (the 'Landlord') also applied for an order requiring Darrell Macdonald (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on April 20, 2026.

The Landlord, the Landlord's support person, Venous Salehi, the Landlord's legal representative, Ali Golabgir, and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 22, 2026
Date Issued

Mark Melchers
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.