



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

File Number: LTB-L-011753-26

In the matter of: W2705, 185 MILLWAY AVE
CONCORD ON L4K0L2

Between: Millway Residences Inc. Landlord

And

Milad Rezaeyan Tenant

Millway Residences Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Milad Rezaeyan (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

The Landlord's Representative, Anna Capozzi, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,677.00. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$88.01. This amount is calculated as follows: \$2,677.00 x 12, divided by 365 days.
5. The Tenant paid all arrears for the period ending April 30, 2026, after the application was filed.
6. The only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.
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 only amount outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.
2. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

April 28, 2026

Date Issued

Joshua Labbe

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.