



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Moore v Mohammadifar, 2026 ONLTB 33195

Date: 2026-04-22

File Number: LTB-T-090606-24-RV

In the matter of: 562 Mulock Court
Newmarket ON L3Y5H2

Between:	Kimberly Ann Moore	Tenant
And		
	Delshad Mohammadifar	Landlord

Review Order

Kimberly Ann Moore (the 'Tenant') applied for an order determining that Delshad Mohammadifar (the 'Landlord') gave a notice of termination in bad faith.

This application was resolved by order LTB-T-090606-24 issued on April 1, 2026.

On April 21, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as portions of the audio recording for this hearing.

Determinations:

1. The Landlord alleges that they were not reasonably able to participate in the proceeding and that the order contains serious errors.
2. The Landlord has not provided reasons with respect to the allegation that they were not reasonably able to participate in the proceeding. The Landlord was represented at the hearing and their representative indicated that they were ready to proceed with the hearing despite the Landlord's inability to attend.
3. As a result, I see no basis for the allegation that the Landlord was not reasonably able to participate in proceeding.
4. The Landlord also claims that the order contains a serious error alleging that the application was not filed within the one year limitation period because the Tenant vacated the rental unit on November 4, 2023 and the application was filed November 4, 2024. As noted at paragraph 25 of the order, the Landlord took the position that the rental unit was

vacated on November 26, 2023. In addition, the Tenant acknowledged that their initial testimony that they vacated on November 4, 2023 was incorrect after they were presented with text evidence showing that they were still in the rental unit on November 13, 2023. As a result, I am not persuaded that the application was filed outside the one year limitation period and I see no error in this regard.

5. The Landlord also alleges that they were not given notice that the Tenant was seeking an administrative fine. The Tenant's application requests under remedy six that the Landlord pay a fine to the Landlord and Tenant Board. As a result, I am not persuaded that the Landlord did not receive notice regarding an administrative fine.
6. The remainder of the Landlord's request to review disputes the amount of the administrative fine, however, the order clearly explains the rationalization for the amount ordered and I see no error in this regard.
7. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Landlord was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-090606-24 issued on April 1, 2026 is denied. The order is confirmed and remains unchanged.

April 22, 2026
Date Issued

Richard Ferriss
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.