



**Order under Section 69 / 88.1 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-047991-24
LTB-L-068109-23
LTB-T-032631-24
LTB-T-095372-25

In the matter of: 446 TAYLOR MILLS DR S
Richmond Hill ON L4C2T4

Between: Ali Farzami Landlord

And

ASEFEH BAKHSHIAN Tenant

Ali Farzami (the 'Landlord') applied for an order to terminate the tenancy and evict ASEFEH BAKHSHIAN (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 (L2 applications)

The Tenant applied for an order determining that Shahin Alishahi tabriz (the 'Landlord'):

- Collected or retained money illegally. (T1 application)
- Substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 application)

These applications were heard by videoconference on April 22, 2026.

The Landlord and Tenant attended the hearing. The Landlord was represented by Arash Boorboor. The Tenant was represented by Mihai Paunescu.

Determinations:

1. At the hearing, the parties sought to withdraw the applications against each other and I consented to the request.
2. The parties agree that the tenancy terminated on June 30, 2025, and that by withdrawing the outstanding applications against one another, all issues arising from the tenancy are resolved.

It is ordered that:

1. The applications having been withdrawn, the LTB's file is closed.

April 24, 2026
Date Issued

Bryan Delorenzi
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.