



**Order under Section 100 101
Residential Tenancies Act, 2006**

File Number: LTB-L-097412-25

In the matter of: 404, 485 Huron Street
Toronto Ontario M5R 2R5

Between: Salford Investments Ltd Landlord

And

Parmiss Aghdaei Tenant

And

Unknown Occupant(s) Unauthorized Occupant
Unauthorized Occupant(s)

Salford Investments Ltd (the 'Landlord') applied for an order to terminate the tenancy of Parmiss Aghdaei (the 'Tenant') and evict Unknown Occupant(s) and Unauthorized Occupant(s) (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on April 13, 2026 at 09:00 am.

Only the Landlord Representative Eric Steinman and the Landlord attended the hearing.

As of 09:30 am neither the Tenant nor the Unauthorized Occupant were present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Tenant transferred the occupancy of the rental unit to the Unauthorized Occupant in a manner that was not authorized by the *Residential Tenancies Act, 2006* (the 'Act'). The Landlord did not enter into a tenancy agreement with this person.
2. Specifically, it was the Landlord Agent Mikaela Viegas testimony corroborated by the Landlord's Witness Lea Victoria, in their capacity as the property manager, that on September 17, 2025 they discovered the Unauthorized Occupant in the rental unit and upon confronting the individual learned that the Tenant had transferred the unit to them before leaving the province.

3. The Unauthorized Occupant was in possession of the rental unit on the date the application was filed.

Section 83 Considerations

4. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
5. Specifically, given neither the Tenant nor the unauthorized Occupant attended the hearing, I am satisfied to grant relief would prejudice the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Unauthorized Occupant shall move out of the rental unit on or before May 8, 2026.
3. If the unit is not vacated by May 8, 2026, then starting May 9, 2026, the Landlord may file this order with the Court Enforcement Office (the Sheriff), so that the eviction may be enforced.
4. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord after May 9, 2026.

April 27, 2026

Date Issued

Kelly Delaney

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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 9, 2026 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.

