



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

File Number: LTB-L-014216-26

In the matter of: 806, 38 Annie Craig Drive
Toronto ON M8V0A8

Between: Anjie Jiang Landlord

And

Bahareh Zahedi Tenants
Ammar Faiadh

Anjie Jiang (the 'Landlord') applied for an order to terminate the tenancy and evict Bahareh Zahedi and Ammar Faiadh (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was mediated by videoconference on April 23, 2026.

The Landlord was self-represented and attended with support person, Georgi Jackovski.

The Tenants were self-represented and did not speak with Tenant Duty Counsel prior to the mediation.

The parties elected to participate in LTB-facilitated mediation with the assistance of Angela McLaughlin, a Dispute Resolution Officer and Hearings Officer with the Landlord and Tenant Board.

The parties agree:

1. The lawful monthly rent is \$2,300.00. It is due on the 15th day of each month.
2. The Tenants paid all arrears owing for the period ending May 14, 2026 after the application was filed.
3. The only amount still outstanding is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.

On consent of the parties, it is ordered that:

1. On or before April 30, 2026, the Tenants shall pay the Landlord \$186.00 for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before April 30, 2026, the Tenants will start to owe interest. This will be simple interest calculated from May 1, 2026 at 4.00% annually on the balance outstanding.

April 29, 2026
Date Issued

Angela McLaughlin
Hearings Officer, 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.