



Order under Section 78(6) Residential Tenancies Act, 2006

File Number: LTB-L-036747-26

In the matter of: Basement - Room 1, 121 MAY AVE
RICHMOND HILL ON L4C3S7

Between: Farah Mirzaei Landlord

And

Mohammad Rangchi Bozorgi Tenant

Farah Mirzaei (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammad Rangchi Bozorgi (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the Landlord and Tenant Board ('LTB') on February 20, 2026 with respect to application LTB-L-100920-25.

This application was decided without a hearing being held.

Determinations:

1. The order provides that the Landlord can apply to the LTB under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') without notice to the Tenant to terminate the tenancy and evict the Tenant if the Tenant does not meet certain condition(s) in the order.
2. The Landlord claims in the L4 application that the Tenant breached the prior order LTB-L-100920-25 because the Tenant failed to pay the lawful monthly rent due on April 17, 2026. The L4 application notes the total arrears ordered in LTB-L-100920-25 in the amount of \$3,036.00 have been paid in full.
3. In LTB-L-100920-25, it is noted in paragraph 3 under "It is ordered on Consent that: The Tenant shall also pay to the Landlord new rent on time and in full on or before the 17th day of each month for the period February 17, 2026 to August 17, 2027, **or until the arrears are paid in full, whichever date is earliest [emphasis mine].**"
4. As the Landlord indicates in the Application that the full amount of the arrears has been paid in full, the Tenant has satisfied the conditions in LTB-L-100920-25 because the Tenant was ordered to pay the ongoing monthly rent until the arrears are paid in full.
5. The LTB has no jurisdiction to terminate the tenancy under section 78 of the Act as the Tenant has satisfied the conditions set out within LTB-L-100920-25.

It is ordered that:

1. The Landlord's L4 application under section 78 of the *Residential Tenancies Act, 2006* is dismissed.

April 29, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.