



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-027791-24

In the matter of: 2012, 642 SHEPPARD AVE E
NORTH YORK ON M2K1B9

Between: Amir Arsalan Khodadadi Tenant

And

High Park Bayview Inc. by its agent GWLRA Landlord
Residential Inc.

Amir Arsalan Khodadadi (the 'Tenant') applied for an order determining that High Park Bayview Inc. by its agent GWLRA Residential Inc." (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 29, 2026.

The Landlord's legal representative, Martin Zarnett ('MZ'), the Landlord's agent, Ponnappa Chottera ('PC'), and the Tenant attended the hearing.

Determinations:

1. The Landlord of the rental unit was originally identified in the application as "Marj Butler". Marj Butler was an employee of the Landlord, but was and is not herself the landlord. The Landlord is "High Park Bayview Inc. by its agent GWLRA Residential Inc." The application is amended to correctly identify the Landlord.
2. At the outset of the hearing MZ raised a preliminary issue, submitting that the Tenant is not a tenant of the rental unit, and the LTB therefore does not have jurisdiction to hear this application.
3. PC presented a copy of the tenancy agreement as evidence (DOC-7681002, pp. 11-37). The tenancy agreement for the rental unit identifies the sole tenant of the rental unit as "Mehdi Khodadadi".
4. The Tenant said that Mehdi Khodadadi is his father, and he lives in the rental unit with his father and other family members. The Tenant acknowledged that he is not a tenant of the rental unit.

5. I find that the applicant in this case, Amir Arsalan Khodadadi, is an occupant of the rental unit and not a tenant of the rental unit. He is the only applicant named in the application.
6. The LTB does not have jurisdiction to hear and determine an application commenced by an occupant of a rental unit: see ss. 29(1)1 & 168, *Residential Tenancies Act, 2006*.
7. The application must therefore be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

May 4, 2026
Date Issued

Mark Melchers
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.