



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Khan Mohammed v Alibakhshian, 2026 ONLTB 37742

Date: 2026-05-13

File Number: LTB-T-046215-25-RV

In the matter of: BASEMENT, 40 PICKETT CRESCENT
RICHMOND HILL ON L4C9L3

Between: Bibi K Khan Mohammed Tenant

And

Kian Alibakhshian Landlord

Review Order

Bibi K Khan Mohammed (the 'Tenant') applied for an order determining that Kian Alibakhshian (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was resolved by order LTB-T-046215-25 issued on February 25, 2026.

On March 16, 2026, the Tenant requested a review of the order.

On March 16, 2026 interim order LTB-T-046215-25-RV-IN was issued, directing the request for review to a hearing.

This application was heard by videoconference on May 7, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that the Tenant was not reasonably able to participate in the proceeding.

2. In their written request, the Tenant states they were unable to participate in the February 18, 2026 hearing because of their illness. At the hearing the Tenant stated they were unable to attend because their child had an ATV accident which required them to rush out of town. When asked to explain the discrepancy in the two accounts, the Tenant said they were distraught and vomiting because of their child's accident. No documentation was submitted to support the statements related to the ATV accident. The Tenant's explanation for her contradictory statements is not credible.
3. Although the Tenant submitted various documents in the week preceding this hearing, no documents were filed or exchanged with the Landlord in advance of the February 18, 2026 hearing. When the Tenant was asked about their preparations for the initial hearing, the Tenant stated they were planning to ask for an adjournment because they had been unable to upload their documents. The Tenant made statements about uploading documents to other files on other dates which were not supported by the documentary record in any referenced file. In my view, this demonstrates that the Tenant was not prepared to proceed on the scheduled hearing date.
4. As the statements by the Tenant were either contradictory or proven to be incorrect, their assertion that they were not reasonably able to participate in the hearing is not credible.

It is ordered that:

1. The request to review order LTB-T-046215-25 issued on February 25, 2026 is denied. The order is confirmed and remains unchanged.

May 13, 2026
Date Issued

Dawn Carr
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.