



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-010875-26-SA

In the matter of: 19 DRIZZEL CRES
RICHMOND HILL ON L4E1G7

Between: Yi Zhang Landlord

And

Hamid Nasr Esfahani Tenants
Roya Alizade Ghannad

Yi Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Hamid Nasr Esfahani and Roya Alizade Ghannad (the 'Tenants') and for an order to have the Tenants pay the rent they owe because the Tenants did not meet a condition specified in the order issued by the LTB on December 17, 2025 with respect to application LTB-L-094346-25.

The Landlord's application was resolved by order LTB-L-010875-26, issued on February 9, 2026.

This order was issued without a hearing being held.

On March 26, 2026 the Tenants filed a request to extend the deadline and a motion to set aside order LTB-L-010875-26. The request to extend the deadline to file a motion to set aside was granted by the Landlord and Tenant Board on March 26, 2026.

This motion was heard by videoconference on May 5, 2026.

The Landlord, the Landlord's legal representative, Yun Tao Li, the Tenant, Roya Alizade Ghannad, the Tenants' legal representative, Maryam Emami and the Tenant's Interpreter, Fereshteh Ameri attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The Tenants have paid on or before May 1, 2026 all the rent that was in arrears for the period ending May 31, 2026.

2. The Tenants shall pay to the Landlord the amount of \$330.00 which represents the sheriff fee that the Landlord incurred.
3. The Tenants shall pay the amount set out in paragraph 2 as follow:
 - a) Payment of \$165.00 on or before June 30, 2026.
 - b) Payment of \$165.00 on or before July 31, 2026.

On consent it is ordered that:

1. The motion to set aside Order LTB-L-010875-26, issued on February 9, 2026, is granted.
2. Order LTB-L-010875-26, issued on February 9, 2026, is set aside and cannot be enforced.
3. The previous order issued on December 17, 2025 with respect to LTB-L-094346-25 is cancelled and replaced with this order.

L1 Application

1. The application is discontinued.

L2 Application

1. The Tenants shall pay to the Landlord the lawful monthly rent on or before the 1st day of each month for the period starting from June 1, 2026 to up and inclusive January 1, 2027.
2. If the Tenants fail to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenants. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the LTB without notice to the Tenants.

May 13, 2026
Date Issued

Floredana Ungureanu
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.