



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

File Number: LTB-L-079649-25

In the matter of: 19 COLESBROOK RD
Newmarket ON L4S0C6

Between: Jin Jlao Capital Management Inc. Landlord

And

Mehrad Saleh Tenants
Azadeh Horri

Jin Jlao Capital Management Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Mehrad Saleh and Azadeh Horri (the 'Tenant') because the Tenants did not pay the rent that the Tenants owe (L1 application).

This L1 application was heard by videoconference on May 12, 2026.

The Landlord's Agent, Jorge Labbe, the Tenants and the Tenants' Legal Representative, Alamgir Hussain, attended the hearing.

Determinations:

1. After preliminary issues with the L1 application were raised, the Landlord sought to withdraw the L1 application. The Tenants did not object to the request but in turn, requested attendance and preparation costs.
2. After hearing the submissions of the parties, and in respect of subsection 200(4) of the *Residential Tenancies Act, 2006*, I consented to the Landlord's request to withdraw.
3. With regard to the request for costs, I denied this request. This case file involves a landlord who claims to be a mortgagee in possession, and as information concerning the tenancies and respective rent arrears have emerged/progressed, the Landlord has used the disclosed information from this L1 case file for further rent arrears applications. This means that both parties should have better factual information to draw on in the hearings for the other newer applications. If the Tenants still believe there is a question of attendance or preparation cost they may want to raise, that question may be heard and disposed of during the hearings for the other, newer applications.

It is ordered that:

1. The L1 application is withdrawn, and the LTB's file is closed.

May 15, 2026

Date Issued

Alex Brkic

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.