



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

**File Number:** LTB-L-023201-26-SA

**In the matter of:** 198 TOWNSGATE DR  
THORNHILL ON L4J8J5

**Between:** Hui Ming Zhao Landlord

**And**

Gaedi Safar Tenants  
Sahar Qaedizadeh

Hui Ming Zhao (the 'Landlord') applied for an order to terminate the tenancy and evict Gaedi Safar and Sahar Qaedizadeh (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 September 24, 2025 with respect to application LTBL--050415-25.

The Landlord's application was resolved by order LTB-L-023201-26, issued on March 24, 2026. This order was issued without a hearing being held.

The Tenants filed a motion to set aside order LTB-L-023201-26.

This motion was heard by videoconference on May 12, 2026.

The Landlord's Agent, Ting Zhao, the Landlord's Representative, Rong Wei Yu, and the Tenant, Gaedi Safar ("GS"), attended the hearing.

At the start of the hearing, the Tenants' Representative, Kamand Khanmohammadi, attended but GS indicated that he did not require representation and wished to proceed on his own.

The parties before the LTB consented to the following order:

**It is ordered on consent that:**

1. The motion to set aside Order LTB-L-023201-26, issued on March 24, 2026, is denied.
2. The stay of order LTB-L-023201-26 is lifted on May 31, 2026.

3. Order LTB-L-023201-26 is unchanged.

**May 19, 2026**  
**Date Issued**

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Nicole Pedron  
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.