



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

**File Number:** LTB-L-022884-26

**In the matter of:** 30 SHEPHERD DR  
BARRIE ON L9J0P3

**Between:** Karim Mirshahi Landlord

**And**

Geoffrey A R Pollard Tenant

Karim Mirshahi (the 'Landlord') applied for an order to terminate the tenancy and evict Geoffrey A R Pollard (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

The applications were heard by videoconference on May 26, 2026.

Only the Landlord and the Landlord's Agent, Farrokh Mirshahi attended the hearing.

1. At the hearing, the Landlord sought to withdraw the applications, and I consented to the request.
2. The applications having been withdrawn, the LTB's file is closed.

**June 2, 2026**  
**Date Issued**

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Ilan Shingait  
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.