



**Order under Subsection 74(2)
Residential Tenancies Act, 2006**

File Number: LTB-L-023789-26

In the matter of: 905, 45 BAIF BLVD
RICHMOND HILL ON L4C5N8

Between: QuadReal Residential Properties G.P. Landlord
Inc

And

Mohsen Esmaeilabadi Tenants
Shahnaz Nikkhahabadi

QuadReal Residential Properties G.P. Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Mohsen Esmaeilabadi and Shahnaz Nikkhahabadi (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on May 28, 2026.

The Landlord's Agent, Unica Palogan, the Landlord's Representative, Faith McGregor, the Tenant, Mohsen Esmaeilabadi, and the Tenant's Support for translation, Nima Safadel, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing the Tenants paid all the rent that was in arrears and all additional rent that would have been due under the tenancy agreement for the period ending May 31, 2026, and the filing fee.
2. The Landlord's application for an order terminating the tenancy and evicting the Tenants based upon arrears of rent is discontinued to May 31, 2026.

June 5, 2026
Date Issued

Benjamin Seigel
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.