



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

File Number: LTB-L-024582-26

In the matter of: 39 MIRIAM CRES
RICHMOND HILL ON L4B2P8

Between: Samuel Iskandar Landlord

And

Niloufar Ziaei Tenant

Samuel Iskandar (the 'Landlord') applied for an order to terminate the tenancy and evict Niloufar Ziaei (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on June 1, 2026.

The Landlord, the Landlord's Legal Representative, Kimberley-Robyn Covey, the Tenant and the Tenant's Legal Representative, Ying Ngai Yu, attended the hearing.

1. The Landlord advised the LTB that prior to the hearing the Tenant 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 Tenant based upon arrears of rent is discontinued.

June 8, 2026
Date Issued

Greg Brocanier
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.