



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

File Number: LTB-L-028902-26

In the matter of: 708, 2756 OLD LESLIE ST
NORTH YORK ON M2K0E2

Between: Daniel Sorin Sustac-Roman Landlord

And

Zahra Mohammadnia Mayam Tenants
Mohammadreza Khashaeibia

Daniel Sorin Sustac-Roman (the 'Landlord') applied for an order to terminate the tenancy and evict Zahra Mohammadnia Mayam and Mohammadreza Khashaeibia (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

This application was heard by videoconference on June 8, 2026.

Only the Landlord and Landlord support Zoe Wen attended the hearing.

As of 11:27 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. At the hearing, the Landlord stated that the Tenants vacated the rental unit on April 27, 2026.
2. As a result, the hearing of the application to terminate the application for persistent late payment of rent is moot and shall be accordingly dismissed.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 27, 2026, the date the Tenants moved out of the rental unit.

2. The application is dismissed.

June 15, 2026
Date Issued

Margo den Haan
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.