



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-020464-26

In the matter of: 347 KINGSDALE AVE
NORTH YORK ON M2N 3X7

Between: Na Zhang Landlord

And

Farhad Karambakhsh
Elham Nazari

Tenants

Na Zhang (the 'Landlord') applied for an order to terminate the tenancy and evict Farhad Karambakhsh and Elham Nazari (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on June 9, 2026.

The Landlord, Landlord's interpreter, John Wu, the Tenant's legal representative, Ali Boveiree and the Tenant, Elham Nazari attended the hearing.

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 The application having been withdrawn, the LTB's file is closed.

June 16, 2026
Date Issued

Angela Smith
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.