



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-010671-26

In the matter of: 911, 2 STECKLEY HOUSE LANE
Richmond Hill ON L4S0N4

Between: Afshin Jafarian Landlord
Shokoufeh Eshraghi

And

Anna Serebriakova Tenant
Samad Kadirov

Afshin Jafarian and Shokoufeh Eshraghi (the 'Landlord') applied for an order to terminate the tenancy and evict Anna Serebriakova and Samad Kadirov (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

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 April 27, 2026.

The member who presided at the hearing is on leave. As the Associate Chair of the Landlord and Tenant Board, I have determined that Member who heard the application is unable to issue a decision in this matter. The matter has therefore been reassigned on my own initiative under the authority of subsection 4.4(1) of the *Statutory Powers Procedure Act*. As the reassigned adjudicator, I have in accordance with the authority of subsection 4.4(6) of the *Statutory Powers Procedure Act* elected to make a decision on the basis of the existing evidentiary record.

Only Landlord's representative, Reyhaneh Lajevardi, the attended the hearing.

As of 9:36 AM, neither Tenant was 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.

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 The application having been withdrawn, the LTB's file is closed.

June 19, 2026
Date Issued

Ian Speers

Associate Chair, 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.