



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

File Number: LTB-L-029935-26

In the matter of: 24 PERSICA STREET
RICHMOND HILL ON L4E2T3

Between: Hamidreza Mohammadi Landlord

And

Elyas Toghiyani Rizi Tenants
Marjan Amirkhani

Hamidreza Mohammadi (the 'Landlord') applied for an order to terminate the tenancy and evict Elyas Toghiyani Rizi and Marjan Amirkhani (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

This application was heard by videoconference on June 15, 2026.

Only the Landlord attended the hearing.

As of 1:34 p.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. The Landlord served the Tenants with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenants did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Tenants vacated the rental unit on April 8, 2026. Rent arrears are calculated up to the date the Tenants vacated the unit
4. The lawful rent is \$1,750.00. It was due on the 1st day of each month.
5. The Tenants have not made any payments since the application was filed.
6. The rent arrears owing to April 8, 2026, are \$2,460.24.

7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of April 8, 2026, the date the Tenants moved out of the rental unit.
2. The Tenants shall pay to the Landlord \$2,646.24. This amount includes rent arrears owing up to the date the Tenants moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenants do not pay the Landlord the full amount owing on or before July 5, 2026, the Tenants will start to owe interest. This will be simple interest calculated from July 6, 2026, at 4.00% annually on the balance outstanding.

June 24, 2026
Date Issued

Colin Elsby
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.

Schedule 1
SUMMARY OF CALCULATIONS

A. Amount the Tenants must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$2,460.24
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$2,646.24