



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-036665-26-SA

In the matter of: 65 MILLMAN LANE
RICHMOND HILL ON L4S0P8

Between: MIN GUAN also known as ARLENA GUAN Landlord

And

ALIREZA NASSIRI Tenant
MAHSA BAGHERI KHARVANI

MIN GUAN also known as ARLENA GUAN (the 'Landlord') applied for an order to terminate the tenancy and evict ALIREZA NASSIRI and MAHSA BAGHERI KHARVANI (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 17, 2025 with respect to application LTB-L-074311-25.

The Landlord's application was resolved by order LTB-L-036665-26, issued on May 4, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-036665-26.

Prior to the videoconference hearing on June 17, 2026 the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord's Representative, Barrington Lue Sang, the Landlord, and the Tenant participated in the mediation.

The parties agreed to resolve all matters raised in the application and requested an order on consent. I am satisfied that the parties understood the terms and consequences of their consent.

It is agreed by the parties that:

- A. The Tenant acknowledges that the Landlord is acting in good faith by consenting to the Tenant's set aside motion and that the Tenants might not get a second chance.
- B. As of June 17, 2026, the Tenants have caught up with the payments towards rental arrears required in order LTB-L-074311-25.

It is ordered on consent that:

1. The motion to set aside Order LTB-L-036665-26, issued on May 4, 2026, is granted.
2. Order LTB-L-036665-26, issued on May 4, 2026, is set aside and cannot be enforced.
3. Order LTB-L-074311-25, issued by the LTB on November 17, 2025, remains in effect and the Tenants must make remaining payments required by that order.

June 24, 2026
Date Issued

Monica Dairo
Hearings Officer, 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.