



**Order under Subsection 87(1)
Residential Tenancies Act, 2006**

File Number: LTB-L-033865-26

In the matter of: 725 GROSVENOR ST
LONDON ON N5Y3T7

Between: Negin Akhavanmalayeri Landlord

And

Masoud Shamsikoloukhi Tenant

Negin Akhavanmalayeri (the 'Landlord') applied for an order requiring Masoud Shamsikoloukhi (the 'Tenant') to pay the rent that the Tenant owes.

This application was heard by videoconference on June 22, 2026.

Only the Landlord, and the Landlord's support person, Seyed Goosheh, attended the hearing.

As of 1:43 p.m., the Tenant was 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. As of the hearing date, the Tenant was still in possession of the rental unit.
2. The Tenant did not pay the total rent they were required to pay for the period from August 1, 2023, to June 30, 2026.
3. The lawful rent is \$2,100.00. It is due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to June 30, 2026, are \$18,900.00.
6. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$19,086.00. This amount includes rent arrears owing up to June 30, 2026, and the cost of the application.

2. If the Tenant does not pay the Landlord the full amount owing on or before July 11, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 12, 2026, at 4.00% annually on the balance outstanding.

June 30, 2026
Date Issued

Joshua Labbe
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.