



Order under Section 100 101 Residential Tenancies Act, 2006

File Number: LTB-L-097412-25-RV

In the matter of: 404, 485 Huron Street
Toronto Ontario M5R 2R5

Between: Salford Investments Ltd Landlord

And

Parmiss Aghdaei Tenant

And

Unknown Occupant(s) Unauthorized Occupant
Unauthorized Occupant(s)

Review Order

Salford Investments Ltd (the 'Landlord') applied for an order to terminate the tenancy of Parmiss Aghdaei (the 'Tenant') and evict Unknown Occupant(s) and Unauthorized Occupant(s) (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was resolved by order LTB-L-097415-25 issued on April 27, 2026.

Only the Landlord's representative, Eric Steiman attended the hearing.

On April 30, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On May 1, 2026, interim order LTB-L-097412-25-RV-IN was issued, staying the order issued on April 27, 2026.

Mediation was held on June 25, 2026. The following parties participated in the mediation: The Landlord's representative, Eric Steiman, the Tenant's representative, Michelle Mont and the Tenant, Parmiss Aghdaei

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

The parties agreed that:

1. The Landlord received vacant possession of the rental unit on June 3, 2026.

On consent of the parties, it is ordered that:

1. The request to review order LTB-L-097415-25 issued on April 27, 2026 is granted.
2. Order LTB-L-097415-25 issued on April 27, 2026 is canceled and replaced by the following.
3. The application has been withdrawn by the Landlord; the LTB's file is closed.
4. This consent order resolves all matters raised in the application and all matters arising from the tenancy. This is a full and final resolution of all issues to the tenancy.

June 29, 2026
Date Issued

Rolland Roopchand
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on January 11, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.