



**Order under Section 21.2 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

Citation: Khan Mohammed v Alibakshian, 2026 ONLTB 51287

Date: 2026-06-29

File Number: LTB-T-051673-25-IN-RV

In the matter of: Basement, 40 Pickett Crescent
Richmond Hill ON L4C9L3

Between: Bibi Khan Mohammed Tenant

and

Kian Alibakshian Landlord

Review Order

Bibi Khan Mohammed (the 'Tenant') applied for an order determining that Kian Alibakshian (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

The application has not yet been heard.

The Board issued interim order LTB-T-051673-25-IN on January 22, 2026.

On June 28, 2026, the Landlord requested a review of interim order LTB-T-051673-25-IN.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The order under review is an interim order that adjourns the hearing of the Tenant's application to give the Tenant an opportunity to amend their application. The interim order also orders the parties to exchange evidence.
2. Rule 26.1 permits a party to file a review of any order that makes a final determination of the party's rights. An interim order may be the subject of a review but only if it makes a final determination of a party's rights.
3. Interim order LTB-T-051673-25-IN does not make a final determination of any party's rights and so it cannot be the subject of a review. This review request was not properly filed and so it must be denied.

It is ordered that:

1. The request to review order LTB-T-051673-25-IN issued on January 22, 2026 is denied.
The order is confirmed and remains unchanged.

June 29, 2026
Date Issued

Candace Aboussafy
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.