



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Date: 2025-02-18

File Number: LTB-L-086341-24-IN

In the matter of: 713NW, 9201 YONGE ST
RICHMOND HILL ON L4C1H9

Between: CHELZEA CREDO

And

MONA KHODAMORAD

I hereby certify this is a
true copy of an Order dated

Feb 18, 2025

Landlord and Tenant Board

Landlord

Tenant

INTERIM ORDER

Chelzea Credo (the 'Landlord') applied for an order to terminate the tenancy and evict Mona Khodamorad (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 3, 2025.

The Landlord, the Landlord's Legal Representative Naseer Ahmed, the Tenant and the Tenant's Interpreter Bahar Bakhshi attended the hearing.

Determinations:

1. There was insufficient time remaining in the hearing block to hear the Landlord's application. As such, the matter had to be adjourned.
2. The Landlord's Legal Representative requested an interim order requiring the Tenant to pay the rent in the interim until the matter is resolved.
3. The Tenant consented to paying the rent in the interim, commencing March 1, 2025.
4. The Tenant must pay all new rent in full and on time to the Landlord, commencing March 1, 2025 until this matter is resolved or the LTB orders otherwise.
5. If the Tenant intends to raise issues under section 82(1) of the *Residential Tenancies Act, 2006* (the 'Act'), the Tenant must provide the Landlord and file with the Board a list of the issues they intend to raise at the hearing and the following information about each issue should be provided:
 - a. a description of the issue;
 - b. the date the issue started;
 - c. the date the Tenant told the Landlord about the issue;
 - d. whether the issue was resolved; and

- e. what the Tenant would like the LTB to order for the issue (the remedy requested).
6. The parties shall exchange all documents, pictures and other evidence they intend to rely on at the hearing by the deadline set out below. The parties shall also provide the LTB a copy of their evidence.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The LTB will send the parties a Notice of Hearing for the next hearing date.
3. If the Tenant intends to raise issues under section 82(1) of the Act at the next hearing, on or before March 4, 2025, the Tenant shall provide the Landlord and file with the LTB a written description of each issue they intend to raise.
4. At least 10 days in advance of the next hearing date, the parties shall exchange all documents, pictures and other evidence they intend to rely on at the hearing and shall also file a copy of their evidence with the LTB.
5. If a party does not comply with their deadline(s) for disclosure set out in paragraphs 3 and 4 the Member may refuse to accept the evidence or consider the issues not disclosed.
6. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
7. The Tenant shall pay the ongoing rent to the Landlord in full by the day it is due, commencing March 1, 2025 until this matter is resolved or the LTB orders otherwise.
8. If the Tenant does not comply with the requirement to pay the ongoing rent, the Member may refuse to accept or consider the Tenant's evidence and submissions.
9. I am not seized.

February 18, 2025
Date Issued



Rachel Gibbons
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.