



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-053116-25

In the matter of: 694 SUNNYPPOINT DR
NEWMARKET ON L3Y2Z8

Between: Lee-Anne Gray Tenants
Tyler Gray
Sarah Rainey
Richard Gray

And

Ayoob Beebeeyaun Landlord

Lee-Anne Gray, Tyler Gray, Sarah Rainey and Richard Gray (the 'Tenants') applied for an order determining that Ayoob Beebeeyaun (the 'Landlord') collected or retained money illegally.

An Adjudicative Case Conference (ACC) was held by videoconference on January 14, 2026. The Tenants, Lee-Anne Gray, who appeared on behalf of Richard Gray, Tyler Gray, and Sarah Rainey, attended the hearing.

Agreed Facts:

1. The parties agree that the Landlord paid to the Tenants \$1,500.00 on or about July 4, 2025, in partial resolution of this application.
2. The Tenants requested to withdraw the T1/T6 applications before the Board. Pursuant to subsection 200(4) of the *Residential Tenancies Act*, 2006 (the 'Act'), I consent to the Tenants' request to withdraw.

On consent, it is ordered that:

1. The parties agree that this consent agreement resolves all matters between the parties arising from the tenancy at 694 Sunnypoint Drive, Newmarket, Ontario.
2. In consideration for this consent agreement neither party shall file a claim against the other in any venue.

January 21, 2026
Date Issued

Jane Dean
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.