



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-044387-25 & LTB-T-033750-25 & LTB-L-092981-25

In the matter of: 472 HAIG ST
SUDBURY ON P3C1C8

Between: Delaram Rahimi Foroushani Tenant

And

Zachary Cahill Landlord
Lisa selvage

Delaram Rahimi Foroushani (the 'Tenant') applied for an order determining that Zachary Cahill and Lisa selvage (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.

This application was heard by videoconference on January 15, 2026.

The Tenant and the Tenant's Legal Representative Daniel English and the Landlord's Agent Jason Chessar and the Landlord's Legal Representative Grace George attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

At the hearing, the parties consented to the following order.

It is agreed by the parties:

1. The parties agree to bring forward and resolve LTB-L--092981-25 as part of a global resolution.

It is ordered on consent that:

1. On or before January 30, 2026 the Landlord shall pay to the Tenant \$5000.00. This payment shall be made via Electronic Transfer to the Tenant at: delararahimif@gmail.com.

2. If the Landlord does not pay the Tenant the full amount owing on or before January 30, 2026, the Landlord will start to owe interest. This will be simple interest calculated from January 31, 2026, at 4.00% annually on the balance outstanding.
3. The parties agree that this order resolves all matters between the parties up to today's date.

January 22, 2026
Date Issued

Reid Jackson
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.