



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

File Number: LTB-T-067160-25

In the matter of: 586 Allport Gate
Milton ON L9T9J5

Between: Spenser Mathiesen Tenant

And

Usman Zafar Landlord

Spenser Mathiesen (the 'Tenant') applied for an order determining that Usman Zafar (the 'Landlord') collected or retained money illegally.

Mediation was held on January 6, 2026. The following parties participated in the mediation: The Landlord, Usman Zafar, and the Tenant, Spenser Mathiesen

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

Agreed Facts:

1. The Landlord will pay the Tenant \$1,000.00 by e-transfer.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$1,000.00 on or before January 10, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by January 10, 2026, the Landlord will owe interest. This will be simple interest calculated from January 11, 2026, at 4.00% annually on the balance outstanding.
3. This order on consent is in full and final settlement of this application.

January 23, 2026
Date Issued

Kevin Kordahi
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.