



Order under Section 135 Residential Tenancies Act, 2006

File Numbers: LTB-T-097557-25
LTB-T-037137-25

In the matter of: Basement, 6323 LORCA CRES
MISSISSAUGA ON L5N2J3

Between: Esmeralda van Wildernis
Simon van Wildernis Tenants

And

Maryam Rezadehbashi
Ali Azimi Landlords

Esmeralda van Wildernis and Simon van Wildernis (the 'Tenants') applied for an order determining that Maryam Rezadehbashi and Ali Azimi (the 'Landlords')

- collected or retained money illegally (*T1 Application*)
- 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 (*T6 Application*)

An Adjudicative Case Conference was heard by videoconference on January 19, 2026. The Tenants and the Landlord, Ali Azimi, attended the case conference.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The parties agree that this consent order resolves all matters arising from the tenancy of Basement, 6323 Lorca Crescent, Mississauga, Ontario.
2. In consideration for the resolution of the matters before the Board, on or before January 26, 2026, the Landlords shall pay to the Tenants \$300.00, via e-transfer.
3. If the Landlords do not pay the Tenants the full amount owing by January 26, the Landlords will owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 22, 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.