



Order under Section 135 Residential Tenancies Act, 2006

Citation: PAKRAVESH v GUINDY, 2026 ONLTB 7396

Date: 2026-01-23

File Number: LTB-T-002370-25

In the matter of: 1507, 5508 YONGE ST
NORTH YORK ON M2N7L2

Between: PARISA PAKRAVESH Tenant

And

MEDHAT MILAD GUINDY Landlord

PARISA PAKRAVESH (the 'Tenant') applied for an order determining that MEDHAT MILAD GUINDY (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on July 30, 2025.

The Landlord, the Landlord's legal representative, Jahne Baboulas, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay the Tenant compensation equal to one month's rent for failing to pay the compensation owing following an N12 notice, and must also reimburse the Tenant for the cost of filing the application.
2. On October 24, 2023, the Landlord gave the Tenant a notice of termination (Form N12) because a family member required the rental unit.
3. At the hearing, the Landlord, through counsel, did not dispute that N12 compensation in the amount of \$2,152.50 is owing and consented to pay that amount. In these circumstances, I find that the Landlord gave the Tenant a notice of termination under section 48 of the *Residential Tenancies Act, 2006* (the 'Act') and failed to pay the compensation required by the Act.
4. Both parties requested "costs" at the hearing. The Landlord sought \$100.00 for one hour of alleged unreasonable delay; the Tenant also requested costs. Under section 204 of the Act and Interpretation Guideline 3 (Costs), the Board may order costs where a party's conduct in the proceeding has been unreasonable and has caused undue expense or delay. In this

case, both parties attended as required, there was no significant misconduct, and the issues were resolved in a single hearing. I am not persuaded that either party's conduct was sufficiently unreasonable to justify an order for representation or other discretionary costs. Accordingly, both parties' requests for costs are denied.

5. However, as the Tenant has been successful in obtaining the main relief sought in the application, I will order the Landlord to reimburse the Tenant for the \$48.00 filing fee.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,200.50. This amount represents:
 - \$2,152.50 for the compensation owing.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by February 3, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by February 3, 2026, the Landlord will owe interest. This will be simple interest calculated from February 4, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

January 23, 2026
Date Issued

Colin Elsby
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.