



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-039573-25

In the matter of: 259 MONTEREY DR
NEPEAN ON K2H7B1

Between: Stephan Gerhard Szeideman Tenant

And

Nasrin Mirbagheri Landlord

Stephan Gerhard Szeideman (the 'Tenant') applied for an order determining that Nasrin Mirbagheri (the 'Landlord') 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.

An Adjudicative Case Conference was held by videoconference on January 20, 2026.

The Tenant, the Landlord and the Landlord's Legal Representative Melissa Lukings attended the case conference.

At the case conference, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$50.00 in full, on or before January 21, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by January 21, 2026, the Landlord will start to owe interest. This will be simple interest calculated at 4.00% annually on the balance outstanding as of January 22, 2026.
3. This order resolves all of the issues in the application.

January 27, 2026
Date Issued

John Cashmore
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.