



**Order under Section 87 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-030834-25

In the matter of: Basement, 57 MENTOR BLVD
NORTH YORK ON M2H2M9

Between: HAMED GHANBARI
ELNAZ DAVOODI Landlords

And

Joyal Kozhuvakkattu Jonson
Ann Paul Former Tenants

HAMED GHANBARI and ELNAZ DAVOODI (the 'Landlords') applied for an order requiring Joyal Kozhuvakkattu Jonson and Ann Paul (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe.

HAMED GHANBARI and ELNAZ DAVOODI (the 'Landlords') applied for an order requiring Joyal Kozhuvakkattu Jonson and Ann Paul (the 'Former Tenants') to pay the Landlords' reasonable out-of-pocket costs that are the result of the Former Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

HAMED GHANBARI and ELNAZ DAVOODI (the 'Landlords') applied for an order requiring Joyal Kozhuvakkattu Jonson and Ann Paul (the 'Former Tenants') to pay the Landlords' reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was heard by videoconference on January 20, 2026.

The Landlords, the Former Tenants, and the Former Tenants' legal representative, Tracy Ryman, attended the hearing.

The parties mutually agreed to the following order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The Former Tenants shall pay to the Landlords \$1,775.00 on or before March 28, 2026.

2. If the Former Tenants do not pay the full amount on or before March 28, 2026, the Former Tenants will start to owe interest. This will be simple interest calculated from March 29, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues of the tenancy between the parties.

January 27, 2026
Date Issued

Melissa Anjema

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.