



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

File Number: LTB-T-052444-25

In the matter of: 101, 98 Vaughan Road
Toronto ON M6C2M1

Between: Ali Sajid Tenant

And

Mario Persechini Landlord

Ali Sajid (the 'Tenant') applied for an order determining that Mario Persechini (the 'Landlord') collected or retained money illegally.

The application was heard by videoconference on January 29, 2026. The Landlord's agent Matteo Persechini and the Tenant attended the hearing.

At the hearing, the parties engaged in mediation. As a result of the resolution discussion, the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the terms and consequences of their consent.

Agreed Facts:

1. The tenancy terminated on May 27, 2025.
2. The Landlord agrees to return the last month's rent deposit and the key fob deposit to the Tenant.
3. The Tenant agrees to waive the application filing fee.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,675.00. This amount represents:
 - \$1,475.00 for the last month's rent deposit.
 - \$200.00 for the key fob deposit.
2. The Landlord shall pay the Tenant the full amount owing by February 12, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by February 12, 2026, the Landlord will owe interest. This will be simple interest calculated from February 13, 2026 at 4.00% annually on the balance outstanding. The Tenant will have the right to collect the full amount owing or any balance outstanding under this Order.

February 3, 2026
Date Issued

Sandra Sabourin
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.