



**Order under Sections 30, 31 and 135
Residential Tenancies Act, 2006**

File Number: LTB-T-057427-25

In the matter of: 5202, 950 PORTAGE PKY
CONCORD ON L4K0J7

Between: Kamyar Khazraie Alizadeh Tenants
Nazaninsadat Ghavami

And

Kyounghee Hwang Landlord

Kamyar Khazraie Alizadeh and Nazaninsadat Ghavami (the 'Tenants') applied for an order determining that Kyounghee Hwang (the 'Landlord') has collected or retained money illegally

The Tenants also applied for an order determining the Landlord harassed, obstructed, coerced, threatened or interfered with the Tenants.

The Tenants also applied for an order determining that 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 February 4, 2026.

The Tenants, the Landlord and the Landlord's Legal Representative Ki Shik Shin attended the case conference. Christine Ko provided interpretation for the Landlord.

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 Tenants \$300.00 in full on or before February 12, 2026.
2. If the Landlord does not pay the Tenants 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.
3. This order resolves all of the issues in the applications and the tenancy.

February 12, 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.