



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

File Number: LTB-T-063688-25

In the matter of: 5 MAPLE CRT
BRADFORD ON L3Z2C2

Between: Sarah Elizabeth Leonard Tenant

And

Moiz Mansoor Ali Landlord
Quartulain Zulfiqar Ali

Sarah Elizabeth Leonard (the 'Tenant') applied for an order determining that Moiz Mansoor Ali and Quartulain Zulfiqar Ali (the 'Landlord') collected or retained money illegally.

Mediation was held on February 13, 2026. The following parties participated in the mediation: The Tenant, Sarah Elizabeth Leonard and the Landlord (Moiz Mansoor Ali, Quartulain Zulfiqar Ali).

The parties consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$825.00 on or before February 13, 2025.
2. If the Landlord does not pay the Tenant the full amount owing by February 13, 2026, the Landlord will owe interest. This will be simple interest calculated from February 14, 2026 at 4.00% annually on the balance outstanding.
3. This consent order resolves all matters raised in the application and all matters arising from the tenancy. This is a full and final resolution of all issues to the tenancy.

February 19, 2026
Date Issued

Rolland Roopchand
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.