



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-022618-24

In the matter of: 18 GREEN VALLEY RD
NORTH YORK ON M2P1A5

Between: Aiden Booth Tenant

And

Ameerally Kassim-lakha Landlords
Khatnoon Nanji
Habiba Hirji

Aiden Booth (the 'Tenant') applied for an order determining that Ameerally Kassim-lakha, Khatnoon Nanji and Habiba Hirji (the 'Landlords') collected or retained money illegally.

Mediation was held on February 13, 2026. The following parties participated in the mediation: The Landlords' representative, Joseph Behar, the Landlords' agent, Alnur Kassim-Lakha, and the Tenant, Aiden Booth

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

Agreed facts:

1. The payment in accordance with this order will be made via certified funds.
2. The payment in accordance with this order will be made to the Tenant's representative in trust.
3. Both parties agree that this Order on Consent represents a full and final settlement of all issues related to this tenancy.

It is ordered on consent that:

1. On or before March 18, 2026, the Landlords shall pay to the Tenants the sum of **\$26,500.00**
2. Should the Landlords fail to make the payment required in paragraph 1 in full and on time, the remaining outstanding balance shall become due and payable forthwith under

this Order. The Landlords will start to owe simple interest calculated at 4.00% annually on the balance outstanding starting March 19, 2026. The Tenant has the right to collect the balance outstanding under this Order.

February 19, 2026
Date Issued

Ryan Gacnik
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.