



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

File Number: LTB-T-054091-25

In the matter of: B, 48 Sutcliffe Drive
Whitby Ontario L1R 0R1

Between: (Estate of) Julianne McMullen Tenant

and

Nargues Qayame Landlord

Amanda McMullen (the 'Tenant's Estate Trustee') on behalf of Julianne McMullen (the 'Tenant') applied for an order determining that Nargues Qayame (the 'Landlord') collected or retained money illegally.

The parties attended a Hearing scheduled on February 18, 2026 by videoconference where the parties agreed to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer (DRO) Denise Hannivan.

The Tenant's Estate Trustee Amanda McMullen and the Landlord participated in the mediation. Neither party received legal advice about this application.

As a result of the mediation, the parties requested an order on consent to resolve this application, and I am satisfied that the parties understand the consequences of their consent, including waiving their right to a hearing on this application.

Agreed Facts:

- 1) The Landlord shall provide all rent receipts for the tenancy to the Tenant's Estate Trustee on or before February 28, 2026.

It is ordered on consent of the parties that:

1. The tenancy between the Landlord and the Tenant terminated January 24, 2025.
2. The Landlord shall pay to the Tenant's Estate Trustee \$2,000.00 on or before March 2, 2026.

3. If the Landlord does not pay the Tenant's Estate Trustee the full amount owing by March 2, 2026, the Landlord will owe interest. This will be simple interest calculated from March 3, 2026 at 4.00% annually on the balance outstanding.
4. This order on consent is in full and final settlement of this application, and it resolves all issues related to this tenancy.

February 23, 2026

Date Issued

Denise Hannivan

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.