



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-001952-25

In the matter of: 45 SEGUIN ST
RICHMOND HILL ON L4E1H9

Between: Brenda Susan Karsh Tenant

And

Najibeh Khavari Landlord

Brenda Susan Karsh (the 'Tenant') applied for an order determining that Najibeh Khavari (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on February 24, 2026.

The Tenant and the Landlord attended the hearing.

At the ACC, the parties consented to the following order.

Agreed Facts:

1. The parties agreed that the Landlord shall pay the Tenant the required amounts in accordance with this order by *e-transfer*, by sending the payments to karshb3@gmail.com.

It is ordered on consent that:

1. The Landlord shall pay the Tenant the total amount of \$600.00, which represents the out-of-pocket expenses incurred by the Tenant with respect to the dryer issue, and costs.
2. The Landlord shall pay to the Tenant the amount set out in paragraph 1 of this order in accordance with the following schedule:
 - On or before March 6, 2026, the amount of \$100.00.
 - On or before the first (1st) day of each month, from April 1, 2026, to August 31, 2026, the amount of \$100.00 per month.
 - Refer to Schedule 1 for a detailed breakdown of the scheduled payments.

3. If the Landlord does not pay the Tenant the full amounts owing pursuant to payment schedule set out in paragraph 2 of this order, the Landlord will start to owe interest. This will be simple interest calculated from the day following the breach, at 4.00% annually on the balance outstanding.

March 2, 2026
Date Issued

Alexandre Traboulsi
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.

Schedule 1
SUMMARY OF PAYMENT SCHEDULE

Payment Due On or Before	Payment Amount
March 6, 2026	\$100.00
April 1, 2026	\$100.00
May 1, 2026	\$100.00
June 1, 2026	\$100.00
July 1, 2026	\$100.00
August 1, 2026	\$100.00