



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

File Number: LTB-T-000135-26

In the matter of: 330, 111 Elizabeth Street
Toronto ON M5G1P7

Between: Raed Hussein Tenant

And

Elena Kaplan Landlord

Raed Hussein (the 'Tenant') applied for an order determining that Elena Kaplan (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 23, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$200.00. The Landlord shall pay the Tenant the full amount owing by February 24, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by February 24, 2026, the Landlord will owe interest. This will be simple interest calculated from February 25, 2026, at 4.00% annually on the balance outstanding.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 4, 2026
Date Issued

Oluwatobi Abobarin
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.