



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

File Number: LTB-T-060106-25

In the matter of: basement, 130 KEATS WAY PL
WATERLOO ON N2L5H3

Between: SHAREEN MUSTAFA Tenant

And

SEERWAN TAWFIK Landlord

SHAREEN MUSTAFA (the 'Tenant') applied for an order determining that SEERWAN TAWFIK (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 26, 2026. The Landlord, The Tenant and the Tenant's legal representative, Reem Chansedine were present. I am satisfied the parties understood the terms of this order.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$650.00. This amount represents the last month's rent deposit.
2. The Landlord shall pay the Tenant the full amount owing by March 15, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by March 15, 2026, the Landlord will owe interest. This will be simple interest calculated from March 16, 2026, at 4.00% annually on the balance outstanding.

March 4, 2026
Date Issued

Maryam Cooper
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.

