



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-009363-23

In the matter of: 4491 Howard Avenue
Windsor ON N9G1P6

Between: Laura-Ann Hebert Tenant

And

Shahpour Alirezaee Landlord

Laura-Ann Hebert (the 'Tenant') applied for an order determining that Shahpour Alirezaee (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on February 23, 2026.

The Tenant's Legal Representative, S. Shill, and the Landlord's Legal Representative, K. Passell, attended the hearing.

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

Agreed Facts:

1. The parties agree that this order is a full and final settlement of all issues pertaining to the tenancy, without admission of guilt or liability by either party.

It is ordered on consent that:

1. The Landlord shall pay the Tenant a sum of \$5,000.00 as follows:

a) On or before March 1, 2026	\$2,000.00
b) On or before April 1, 2026	\$2,000.00
c) On or before May 1, 2026	\$1,000.00
2. If the Landlord does not pay the Tenant the full amount owing on or before May 1, 2026, the Landlord will start to owe interest. This will be simple interest calculated from May 2, 2026, at 4.00% annually on the balance outstanding.

March 3, 2026
Date Issued

Sheena Brar
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.