



Order under Section 30 Residential Tenancies Act, 2006

File Numbers: LTB-T-072229-25
LTB-T-073141-25

In the matter of: 19, 260 Eagle Street
Newmarket ON L3Y0G6

Between: Mina Sarmadian Tenant

And

AHB EAGLE 27 INC. Landlord

Mina Sarmadian (the 'Tenant') applied for an order determining that AHB EAGLE 27 INC. (the 'Landlord'):

- entered the rental unit illegally (*T2 Application*)
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (*T6 Application*)

This application was heard by videoconference on February 12, 2026. The Tenant, and the Landlord's agent, Deepinder Gill, and the Landlord's Legal Representative, Rav Thind, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

Agreed Facts:

1. The parties agree that the Tenant paid rent totalling \$3,230.00 on August 27, 2025, to the firm of Papazian Heisy and Myers, in trust.
2. The parties agree that the Landlord will pursue the firm of Papazian Heisy and Myers to recoup these funds and will not pursue the Tenant for these funds.

3. The parties agree that the rental arrears to March 31, 2026, total \$22,610.00.

It is ordered on consent that:

1. In full and final satisfaction of the T2 and T6 applications, the Landlord shall pay to the Tenant \$4,500.00.
2. On or before May 31, 2026, the Landlord shall also repair the ceiling such that it no longer has water damage, and drywall and paint are remediated.
3. On or before September 1, 2026, the Landlord shall also remediate or replace the balcony doors such that the balcony door and its frame prevent wind, snow, water, etc., from entering the rental unit.
4. If the Landlord does not make the repairs or replacements stated in paragraphs 2 and 3 by September 1, 2026, the Tenant may make a further application to the Board.
5. On or before the end of business day March 9, 2026, the Tenant shall also pay to the Landlord, by way of certified funds, \$18,110.00, which represents the arrears of rent to March 31, 2026, less the amount the Landlord owes the Tenant (\$22,610.00 - \$4,500.00).
6. If the Tenant does not make the payment stated in paragraph 5 on or before March 9, 2026, the Landlord may make a further application to the Board.

March 6, 2026
Date Issued

Jane Dean
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.