



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

File Number: LTB-T-060816-25

LTB-T-010510-26

In the matter of: 502, 7825 BAYVIEW Avenue
MARKHAM ON L3T7N2

Between: MOHSSEN AQILIAN Tenant

And

SYRUS FARZAMI Landlord

MOHSSEN AQILIAN (the 'Tenant') applied for an order determining that SYRUS FARZAMI (the 'Landlord') collected or retained money illegally (LTB-T-060816-25).

The Tenant also applied for an order determining that the Landlord gave a notice of termination in bad faith (LTB-T-010510-26).

LTB-T-060816-25 was scheduled to be heard by video conference on February 25, 2026. The Tenant, the Tenant's Support, Aghigh Adibnajlesi, the Landlord and the Landlord's legal representative, Arash Boorboor attended the hearing and elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The parties also agreed to resolve LTB-T-010510-26 and the hearing for application LTB-T-010510-26 scheduled for May 26, 2026, is cancelled.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Tenant sought to withdraw the T5 application, LTB-T-010510-26, before the Landlord and Tenant Board.

On consent of the parties, it is ordered that:

1. The Tenant's T5 application LTB-T-010510-26 is withdrawn.

2. The Landlord shall pay to the Tenant the sum of \$2,250.00 in satisfaction of this application before the Board.
3. The Landlord shall pay to the Tenant the amount set out in paragraph 2 above in accordance with the following schedule:
 - a. A payment of \$1,125.00 on or before March 10, 2026; and
 - b. A final payment of \$1,125.00 on or before April 10, 2026.
4. If the Landlord fails to make any of the required payments in full and by the applicable deadline, 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 11, 2026
Date Issued

Britney Sooknanan
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.