



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

File Number: LTB-T-057360-25

In the matter of: 508, 190 DUDLEY AVE
THORNHILL ON L3T2E9

Between: Neda Hassanzadeh Tenants
Reza Movassagh Khaniki

And

Homestead Land Holdings Limited Landlord

Neda Hassanzadeh and Reza Movassagh Khaniki (the 'Tenants') applied for an order determining that Homestead Land Holdings Limited (the 'Landlord') collected or retained money illegally.

This application was mediated by videoconference on February 24, 2026.

The Landlord Representative Ashleigh Searles and the Tenants Neda Hassanzadeh and Reza Movassagh Khaniki attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts

1. The Tenants vacated the rental unit on December 31, 2024.
2. An additional month's rent and parking charges were collected by the Landlord after the Tenants vacated the unit.
3. The total amount owing to the Tenants by the Landlord is \$1,841.71. This amount represents \$1,759.61 (rent) and \$82.10 (parking).

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$1,841.71. on or before March 31, 2026.

2. If the Landlord does not pay the Tenants the full amount owing by March 31, 2026, the Landlord will owe interest. This will be simple interest calculated from April 1, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Sarah Harriman
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.