



**Order under Sections 30 / 135
Residential Tenancies Act, 2006**

File Number: LTB-T-078036-25

In the matter of: BASEMENT, 29 NEWTON ST
BARRIE ON L4M3N2

Between: Amanda Monique Black Tenant

And

Amir Zarrabi Landlord

Amanda Monique Black (the 'Tenant') applied for an order determining that Amir Zarrabi (the 'Landlord') collected or retained money illegally.

The Tenant also applied for an order determining that the Landlord 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.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 9, 2026.

The Tenant and the Landlord attended the ACC.

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

It is ordered on consent that:

1. The Tenant's lawful monthly rent is \$1,850.00. In addition to the rent, the Tenant is required to pay 20% of the utility bills moving forward (electricity, water, and gas).
2. The parties requested that the following agreement be documented in this order, and acknowledged that this is not an enforceable provision of this order:
 - a) The Tenant owes the Landlord \$360.00 for utility arrears. The Tenant will pay half of this outstanding amount (\$180.00) by March 13, 2026, and the other half (\$180.00) by March 23, 2026.

March 11, 2026
Date Issued

Mark Melchers
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.