



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-073117-25

In the matter of: Upper Unit, 219 GREER RD
TORONTO ON M5M3N5

Between: Stewart Orr Tenant

And

AZAD QAZI ZADE Landlord

Stewart Orr (the 'Tenant') applied for an order determining that AZAD QAZI ZADE (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 heard by videoconference on March 10, 2026.

The Landlord and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

Agreed facts:

1. The air conditioner the Tenant installed for the rental unit is now the property of the Landlord.

It is ordered that:

1. The Landlord shall pay the Tenant \$4,000.00 on or before May 20, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by May 20, 2026, the Landlord will owe interest. This will be simple interest calculated from May 21, 2026 at 4.00% annually on the balance outstanding.
3. This Order resolves all issues that may arise from the tenancy between the Landlord and the Tenant up to the date of the ACC.

March 12, 2026
Date Issued

Vicky Liu
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.