



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-061240-25

In the matter of: BASEMENT, 114 CRAWFORD ROSE DR
AURORA ON L4G4R9

Between: Arian kazemi
Arad Kazemi Tenants

And

Arash Habibi
Sara Hossein Zadeh Landlords

Arian kazemi and Arad Kazemi (the 'Tenants') applied for an order determining that Arash Habibi and Sara Hossein Zadeh (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on March 10, 2026.

The Landlords' representative, Danial Yousefian Amirkhiz, one of the Landlords, Arash Habibi, and one of the Tenants, Arad Kazemi, attended the hearing.

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

Agreed facts:

1. This order is a global resolution of all issues pertaining to the tenancy.
2. The Landlords are withdrawing their L10 application that is currently before the Board. That file number is LTB-L-015499-26.
3. The Tenants are withdrawing their T2 application.

It is ordered on consent that:

1. The Tenants T2 application is withdrawn and the LTB file is closed.

March 20, 2026
Date Issued

Vishal Nanda

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.