



Order under Section 135, 31 Residential Tenancies Act, 2006

File Number: LTB-T-060743-25

In the matter of: 21, 6 WINDERMERE AVE
TORONTO ON M6S3J1

Between: Harris Ali Tayyab Tenants
Aleena Mazhar

And

Kevin King Landlord

Harris Ali Tayyab and Aleena Mazhar (the 'Tenants') applied for an order determining that Kevin King (the 'Landlord') collected or retained money illegally. This is the T1 Application.

The Tenants also applied for an order determining that the Landlord entered the rental unit illegally, altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenants replacement keys, and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household. This is the T2 Application.

An Adjudicative Case Conference was held by videoconference on March 12, 2026.

The Tenants' Legal Representative, Saranbir Khudal, and the Landlord, attended the case conference.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. On or before April 17, 2026, the Landlord shall pay to the Tenants' representative \$8,800.00, which represents the first month's rent and last month's rent deposit. The payment shall be provided by **Wiltshire Eccleston Realty Inc.** paid by cheque payable to **Capital Law LLP "In Trust"**.
2. On or before April 17, 2026, the Landlord shall also pay to the Tenants' representative \$77.66, which represents the interest owing on the last month's rent deposit (\$4,400.00) for the period of June 17, 2025 to March 12, 2026. This payment shall be made by electronic money transfer.

3. On or before April 17, 2026, the Landlord shall also pay to the Tenants' representative \$700.00, which represents the moving and storage costs. This payment shall be made by electronic money transfer.
4. If the Landlord does not pay the Tenant's representative the full amount owing by April 17, 2026, the Landlord will owe interest. This will be simple interest calculated from April 18, 2026 at 4.00% annually on the balance outstanding.
5. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 17, 2026
Date Issued

Susan Priest
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.