



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

File Number: LTB-T-069523-25

In the matter of: 2910, 75 BROADWAY AVE
TORONTO ON M4P1V1

Between: Ivan Khrapach Tenants
Tayisiya Tsyzoza

And

Hazelview Properties Landlord

Ivan Khrapach and Tayisiya Tsyzoza (the 'Tenants') applied for an order determining that Hazelview Properties (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 16, 2026.

The Landlord's Representative, Peter Lopez, and the Tenants participated in mediation and agreed to an Order on Consent in full and final satisfaction of the application, and in so doing, understand that their legal rights to a hearing on the merits of the matter have been waived.

I was satisfied that the terms of this agreement are consistent with the *Residential Tenancies Act, 2006*.

I was satisfied that the parties have provided their informed, independent, and voluntary consent.

The parties before the LTB consented to the following order:

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$2,643.00. This amount represents:
 - \$2,595.00 for the deposit collected: and
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenants the full amount owing by March 31, 2026 by way of e-transfer, and the contact coordinates have been provided for this purpose.
3. 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 annually from April 1,

2026 on the balance outstanding, at the interest rate determined under section 127 of the *Courts of Justice Act*.

4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This order resolves all matters between the parties, related to the tenancy, to the date of the hearing.

March 24, 2026

Date Issued

Janice Campbell

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.