



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-080104-25

In the matter of: 3215, 138 Downes St
Toronto ON M5E0E4

Between: Nebras Alkhani Tenant

And

Leila Yazdanpanah Landlord

Nebras Alkhani (the 'Tenant') applied for an order determining that Leila Yazdanpanah (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 30, 2026.

The Landlord, the Landlord's Supporter, Albi Lang, and the Tenant 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 agreed that:

1. The tenancy between the Tenant and the Landlord terminated on August 4, 2025, the date the Tenant vacated the rental unit.
2. The Landlord will pay the Tenant by way of e-transfer, and the contact coordinates have been provided for this purpose.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenant is \$958.00 This amount represents:
 - \$910.00 for the illegal charge collected claim; and
 - \$48.00 for the cost of filing the application.

2. The Landlord shall pay the Tenant the amount set out in paragraph 1 in accordance with the following schedule:
 - i) \$319.33 by Thursday, April 2, 2026;
 - ii) \$319.33 by May 2, 2026; and
 - iii) \$319.34 by June 2, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by June 2, 2026, the Landlord will owe interest. This will be simple interest calculated annually from June 3, 2026 on the balance outstanding, at the post-judgment interest rate determined under section 127 of the *Courts of Justice Act*.
4. The Tenant has 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.

April 7, 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.