



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

File Number: LTB-T-082718-25

In the matter of: 3309, 38 ELM ST
TORONTO ON M5G2K5

Between: Alp Eren Cevher YILDIZ Tenant

And

Zaidun ALGANABI Landlord

Alp Eren Cevher YILDIZ (the 'Tenant') applied for an order determining that Zaidun ALGANABI (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 31, 2026, where the parties elected to participate in a Board facilitated mediation with the assistance of a Dispute Resolution Officer (DRO).

The Landlord and the Tenant participated in the mediation. The parties agreed to resolve all matters raised in the application and requested an order on consent.

I am satisfied that the parties understand the terms and consequences of their consent.

It is ordered on consent that:

1. On or before April 29, 2026, the total amount the Landlord shall pay the Tenant is \$800.00.
2. If the Landlord does not pay the Tenant the full amount owing by April 29, 2026, the Landlord will owe interest. This will be simple interest calculated from April 30, 2026, at 4.00% annually on the balance outstanding.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 9, 2026
Date Issued

Oluwatobi Abobarin
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.