



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-000333-26
LTB-T-024240-26

In the matter of: 2, 441 BRUCE AVE
WINDSOR ON N9A4X1

Between: Hamid Moshiri Landlord

And

Wade Bruner Tenant

Hamid Moshiri (the 'Landlord') applied for an order to terminate the tenancy and evict Wade Bruner (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

The parties also agreed to resolve LTB-T-024240-26.

Wade Bruner (the 'Tenant') applied for an order determining that Hamid Moshiri (the 'Landlord')

- collected or retained money illegally. T1 Application
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. T6 Application

The Landlord's legal representative, Cameron Parrott and the Tenant's Legal representative, Taranjit Toor, and The Tenant attended the hearing.

The parties reached consent prior to the mediation, agreed to resolve all the issues in the applications and further order on consent confirming their agreement. I was satisfied that the parties understood the terms of their consent as set out in the order below.

It is agreed that:

The parties waived the application filing fee.

The parties reached consent prior to the mediation, and they also agreed on a global resolution to resolve the Tenant's T1 and T6 applications.

Both Legal representatives asked for an order confirming The Tenancy between the Landlord and Tenant continues and this order resolves all issues arising from this tenancy between the Landlord and the Tenant including all maintenance issues to the date of hearing.

On consent of the parties, it is ordered that:

1. The Tenancy between the Landlord and the Tenant continues.
2. This order resolves all issues arising from this Tenancy between the Landlord and the Tenant to the date of hearing in LTB-T-024240-26 and LTB-L-000333-26.
3. This order is a full and final settlement of all issues to the date of hearing.

April 10, 2026
Date Issued

Maryam Cooper
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.