



**Order under Section 135 & 87
Residential Tenancies Act, 2006**

File Number: LTB-T-091905-25 & LTB-L-017200-26

In the matter of: 56 Forbes
Milton ON L9T3X8

Between: Steve Bizi
Lynda Bizi
Tenants

APR 15, 2026

And

Samar Abdelsayed (Rizk)
Samer Rizk
Landlords

Steve Bizi and Lynda Bizi (the 'Tenants') applied for an order determining that Samar Abdelsayed (Rizk) and Samer Rizk (the 'Landlords') collected or retained money illegally.

This application was scheduled to be heard by videoconference on April 9, 2026.

Instead, the participated in mediation. Steve Bizi represented the former Tenants. Samar Abdelsayed represented the Landlords.

The parties agreed to pull forward LTB-L-017200-26; an application in which the Landlords applied to collect rent and daily compensation.

The parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve both applications.

It is ordered on consent that:

1. On or before May 8, 2026, the Landlords shall pay the Tenants \$3,022.50.
2. If the Landlords do not pay the Tenants the full amount owing by May 8, 2026, the Landlords will owe interest. This will be simple interest calculated from May 9, 2026, at 4.00% annually on the balance outstanding.
3. This is a full and final mutual resolution of all tenancy related matters.

April 15, 2026

Date Issued

Melinda Jamieson

Hearing 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.