



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

File Number: LTB-T-083592-25

In the matter of: 1602, 55 DUKE ST W
KITCHENER ON N2H0C9

Between: SYED MOIZ ALI Tenants
KINZA NOOR SAEED

And

Mahmoud Elkhailifa Landlord

SYED MOIZ ALI and KINZA NOOR SAEED (the 'Tenants') applied for an order determining that Mahmoud Elkhailifa (the 'Landlord') collected or retained money illegally.

The application was scheduled to be heard by video conference on April 1, 2026, at which time the parties elected to participate in Board facilitated mediation with the assistance of Dispute Resolution Officer/Hearings Officer, Sarah Visnovec.

The Landlord's representative, Salam Mishaal, Landlord and the Tenants were present

As a result of the mediation, the parties mutually agreed to resolve all matters raised in the application and requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenants is **\$1,350.00**. This amount represents a full and final settlement of all issues arising from the tenancy.
2. The Landlord shall pay the Tenants the full amount owing by April 15, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by April 15, 2026, the Landlord will owe interest. This will be simple interest calculated from April 16, 2026, at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Sarah Visnovec
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.