



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-092808-25

In the matter of: E, 8 MALLORY GDNS
TORONTO ON M4V2A8

Between: Roozbeh Dolatshahi Tenant

And

Mallory Co-Ownership Re-Development Inc. Landlord

Roozbeh Dolatshahi (the 'Tenant') applied for an order determining that Mallory Co-Ownership Re-Development Inc. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 14, 2026.

The Landlord's legal representative, Andrew Hyland, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties agreed to amend the Landlord's name in the application from Firm Capital Property Management Corp. to Mallory Co-Ownership Re-Development Inc. As a result, the Landlord's name is amended.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,063.17. This amount represents:
 - \$1,960.00 for the last month's rent deposit.
 - \$55.17 for interest on last month's rent deposit.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by May 16, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by May 16, 2026, the Landlord will owe interest. This will be simple interest calculated from May 17, 2026, at 4.00% annually on the balance outstanding.

April 16, 2026
Date Issued

Teresa Hunt
Member, 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.