



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

File Number: LTB-T-018531-26

In the matter of: 28 HOVE
NORTH YORK ON M3H4Y9

Between: Dogus Oz Tenant

And

Matthew Elfassy Landlord

Dogus Oz (the 'Tenant') applied for an order determining that Matthew Elfassy (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 15, 2026.

The Tenant and the Landlord attended the hearing.

At the hearing, the parties consented to the following order in full and final satisfaction of the Tenant's application.

It is ordered on consent that:

1. The lawful monthly rent is \$1,347.96 payable on or before the first day of each month.
2. The rent deposit had been topped up to \$1,347.96. Interest owing on the rent deposit has been applied to the rent deposit for the period of January 9, 2021, through to December 31, 2025.
3. The Landlord shall pay to the Tenant the full amount of \$1,097.73. The Tenant is permitted to deduct this amount from the monthly rent for the rental period of May 1, 2026, through to May 31, 2026. The Tenant shall be required to pay the balance of May 2026 rent in the amount of \$250.23, to the Landlord, on or before May 1, 2026.

April 20, 2026
Date Issued

Ilan Shingait

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.