



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-082646-25

In the matter of: 3(Front Basement), 29 Raglan Ave
Toronto Ontario M6C2K7

Between: Hee Tae Kwon Tenant
Parisa Arabmoheghi

And

Freddie Green Landlord

Hee Tae Kwon and Parisa Arabmoheghi (the 'Tenant') applied for an order determining that Freddie Green (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on April 7, 2026.

The Landlord and the Landlord's representative, Janis Taylor, and the Tenants attended the hearing.

At the hearing, the parties agreed:

1. The parties agreed to terminate as of May 1, 2026
2. The Tenant agrees to return the keys to the unit as of May 1, 2026, by 11:00 a.m.
3. The Landlord reserves their right to seek damages/daily compensation in the event the Tenant does not return the keys by May 1, 2026.
4. The parties agree all issues to the date of the hearing are resolved.
5. The Landlord agrees to pay the Last month rent back by e-transfer by April 10, 2026

On consent, it is ordered that:

1. The Landlord shall pay the Tenant the Last Month Deposit on or before by April 10, 2026.

2. If the Landlord does not pay the Tenant the full amount owing by April 10, 2026, the Landlord will owe interest. This will be simple interest calculated from April 11, 2026, at 4.00% annually on the balance outstanding.
3. The tenancy between the Landlord and the Tenant is terminated as of May 1, 2026.
4. If the unit is not vacated on or before May 1, 2026, then starting May 2, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
5. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 2, 2026.

April 22, 2026
Date Issued

Vinuri Sivalingam
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 2, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.