



Order under Section 135 Residential Tenancies Act, 2006

Date: 2026-04-23

File Number: LTB-T-089978-25

In the matter of: 325, 600 Queens Quay W
Toronto ON M5V3M3

Between: Samantha Anderson Tenant

And

Tara Habibollahi Landlord

Samantha Anderson (the 'Tenant') applied for an order determining that Tara Habibollahi (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 20, 2026. The Landlord, Represented by Natalie Feiz, and the Tenant attended the hearing.

On consent, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$2,848.00. This amount represents:
 - \$2,800.00 for the compensation owing.
 - \$48.00 for the cost of filing the application.
2. The Landlord shall pay the Tenant the full amount owing by May 4, 2026.
3. If the Landlord does not pay the Tenant the full amount owing by May 4, 2026, the Landlord will owe interest. This will be simple interest calculated from May 5, 2026, at 4.00% annually on the balance outstanding.
4. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

April 23, 2026

Date Issued

Jane Dean

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.