



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-004124-26

In the matter of: 77 Murray Dr
Aurora ON L4G2C2

Between: Ali Yassaei Tenant

And

Mohammad Reza Oliya Landlord
Fariborz Keshavarz

Ali Yassaei (the 'Tenant') applied for an order determining that Mohammad Reza Oliya and Fariborz Keshavarz (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on April 23, 2026. Before the start of the hearing the Landlord, Mohammed Reza Oliya, the Tenant's Support, Sara Piran, and the Tenant, Ali Yassaei, advised that the parties had reached an agreement.

The parties requested that Dispute Resolution Officer (DRO) Sumathi Dhanapal provide assistance in finalizing the terms and issue an order on consent to resolve all matters raised in the application.

I am satisfied that the parties understood the consequences of their consent.

Agreed Facts:

1. The Tenant has agreed to provide the Landlord with an amended invoice, stating "Stairway Railing Repair", on or before April 30, 2026.

It is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$1,300.00. This amount represents:
 - \$379.00 for railing repairs.
 - \$921.00 for the last month's rent deposit.
2. The Landlord shall pay the Tenant the full amount owing by May 31, 2026.
3. The Landlord shall pay the Tenant via e-transfer, at a.yassaei@gmail.com
4. If the Landlord does not pay the Tenant the full amount owing by May 31, 2026, the Landlord will owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

5. This order represents full and final settlement of all issues in tenancy for the period up to April 23, 2026.

April 28, 2026
Date Issued

Sumathi Dhanapal
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.