



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-108653-25 and LTB-L-021783-26

In the matter of: UPPER, 65 GAMBLE GLEN CRES
RICHMOND HILL ON L4S2T3

Between: AMIR-MASOUD KAMELAN-ZARGAR Tenant
ARAMESH GHAFARI

And

BEHZAD SHAMMA Landlord

This is a joint resolution with files LTB-T-108653-25 and LTB-L-021783-26.

When the capitalized word “Tenant” is used in this order, it refers to all persons identified as a Tenant in this decision’s title of proceedings.

Amir Masoud Kamelan Zargar and Aramesh Ghaffari (the 'Tenant') applied for an order determining that Behzad Shamma (the 'Landlord') collected or retained money illegally (T1 Application).

Behzad Shamma (the 'Landlord') applied for an order requiring Amir Masoud Kamelan Zargar and Aramesh Ghaffari (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex (L10 Application).

The T1 application was scheduled to be heard by video conference on April 27, 2026. The Tenants were present and represented by Arash Boorboor. The Landlord was represented by Hagan Turan. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of Helen Giannini, a Dispute Resolution Officer and Hearing Officer, with the Landlord and Tenant Board. As a result of the resolution discussion, 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 terms and consequences of their consent.

The Parties agreed:

- a. The Tenant vacated the rental unit as of February 28, 2026.
- b. The Tenant sought to withdraw the T1 Application.
- c. The Landlord sought to withdraw the L10 Application.

- d. This Consent Order resolves all matters raised in the applications and all matters arising from the Tenancy.

It is ordered on consent that:

1. The T1 Application and L10 Application have been withdrawn; the LTB's file is closed.
2. The Consent Order resolves all matters raised in the applications and all matters arising from the Tenancy

April 28, 2026
Date Issued

Helen Giannini
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.