



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-088441-25

In the matter of: 507 GRANDVIEW WAY
Markham ON M2N6V4

Between: SAMNANG HIM Tenant
ANN FRANCES SANTOS

And

SEDEGHEH AMINAEI Landlord

SAMNANG HIM and ANN FRANCES SANTOS (the 'Tenant') applied for an order determining that SEDEGHEH AMINAEI (the 'Landlord') gave a notice of termination in bad faith.

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.

The application was scheduled to be heard by video conference on April 27, 2026. The Tenant Ann Frances Santos was present and was represented by Prem Narayan. The Landlord was also present and was represented by Mihai Paunescu. 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 Landlord gave the Tenant an N12 Notice of Termination.
- b. The Tenant vacated the rental unit as of October 28, 2024.
- c. The Landlord agrees to pay the Tenant \$3,500.00 to resolve the application, on or before May 4, 2026.
- d. The Landlord will submit payment by e-transfer to the Tenant’s Representative in trust.
- e. If the payment is not made as per the agreement, the application is not considered resolved.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$3,500.00 to resolve the application on or before May 4, 2026.
2. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

May 4, 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.