



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-002278-26

In the matter of: 15 Buttonwood Trail
Aurora On L4G 6N2

Between: Samuel Essibrah Tenant

And

Shahram Lalehhparyar Landlord

Samuel Essibrah (the 'Tenant') applied for an order determining that Shahram Lalehhparyar (the 'Landlord') collected or retained money illegally.

This application was scheduled for a merits hearing, via video conference, on May 5, 2026 and was mediated by Susan Parsons, a Dispute Resolution Officer/Hearings Officer with the Landlord and Tenant Board. The Tenant and the Landlord attended.

The Tenant requested to withdraw this application and requested the LTB to issue an Order.

The Board and the Landlord consents to the Tenant's request to withdraw this application and I was satisfied that the Tenant understood the consequences of this withdrawal.

Agreed Facts:

- a. The Tenant rented a room in the rental unit;
- b. The Landlord also resides in the rental unit and all common areas are shared with the Landlord.

On consent of the parties, it is ordered that:

1. The Tenant's application is withdrawn.

May 7, 2026
Date Issued

Susan Parsons
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.

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