



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-003147-25

In the matter of: 2, 49 Third Avenue
HORNEPAYNE ON P0M1Z0

Between: Darlene Gervais Tenant

And

Ramin Farsangi Landlord

Darlene Gervais (the 'Tenant') applied for an order determining that Ramin Farsangi (the 'Landlord'):

- withheld or interfered with their vital services (T2 application).
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6 application).

These applications were heard by videoconference on May 6, 2026.

The Tenant and the Tenant's Representative, Nathan Chevalier and the Landlord attended the hearing.

At the hearing, the parties consented to the following order as full and final settlement of the Tenant's applications.

It is ordered on consent that:

1. On or before May 30, 2026, the Landlord shall pay to the Tenant the full amount of \$829.40 in full and final settlement of the Tenant's application.
2. If the Landlord does not pay the Tenant the full amount owing by May 30, 2026, the Landlord will owe interest. This will be simple interest calculated from May 31, 2026, at 4.00% annually on the balance outstanding.

May 14, 2026
Date Issued

Ilan Shingait

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.