



**Order under Section 9(2)
Residential Tenancies Act, 2006**

File Number: LTB-T-013988-26

In the matter of: 48 Portland Street
Etobicoke On M8Y1A5

Between: Kiyan Diba Tenant

And

Restorative Justice Housing Ontario Landlord

Kiyan Diba (the 'Tenant') applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies.

This application was heard by videoconference on May 11, 2026.

The Landlord's agent, Joseph Lauren, the Landlord's witness, Paul Dowling, the Tenant and the Tenant's representative, Vidy Matadeen, attended the hearing.

At the hearing, the parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

It is ordered on consent that:

1. The Tenant shall vacate the unit on or before 12:00 p.m. on June 30, 2026.
2. The Landlord shall inspect the unit at 12:00 p.m. on June 14, 2026. If the Landlord is satisfied that the unit is clean and there is no undue damage, the Landlord shall e-transfer the amount of \$585.00 to the Tenant's representative to be held in trust.
3. The Tenant's representative shall not release the amount of \$585.00 to the Tenant until such time as she receives confirmation from the Landlord that the Tenant has vacated the unit and returned all keys to the unit to the Landlord.
4. As soon as possible, the Landlord shall provide a neutral letter of reference for the Tenant.

May 14, 2026
Date Issued

Karen Gonçalves
, 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.