



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-072477-25-LTB-T-072665-25-LTB-L-105559-25

In the matter of: 1127, 11 RUDDINGTON DR
NORTH YORK ON M2K2J6

Between: Samira Zaboli Tenants
Fatemeh Hassanpour

And

The Brown Group Inc Landlords
Doel Development Corporation Limited

Samira Zaboli (the 'Tenant') applied for an order determining that The Brown Group Inc (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. **(LTB-T-072477-25)**

Further, the Tenant applied for an order determining that the Landlord 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. **(LTB-T-072665-25)**

Further, Doel Development Corporation Limited (the 'Landlord') applied for an order requiring Samira Zaboli and Fatemeh Hassanpour (the 'Former Tenants') to pay the rent and daily compensation that the Former Tenants owe. **(LTB-L-105559-25)**

This Adjudicative Case Conference was heard by videoconference on May 20, 2026.

The Landlord's Legal Representative Mark Ciobotaru and the Tenant Samira Zaboli attended the hearing.

At the hearing, the parties consented to the following order:

It is ordered that:

1. The parties each agreed to withdraw LTB-T-072477-25, LTB-T-072665-25 and LTB-L-105559-25, respectively.
2. This order resolves all issues concerning the tenancy.

May 21, 2026
Date Issued

Jagger Benham
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.