



Order under Section 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-096039-25 and LTB-T-098278-25

In the matter of: 4554 Third Avenue
Niagara Falls ON L2E4L2

Between: Vilma Esthela Correa Ortega
Daniel Gerardo Herrera Burgos Tenants

And

Niloufar Afkhami Landlord

In Application file number LTB-T-096039-25, Vilma Esthela Correa Ortega and Daniel Gerardo Herrera Burgos (the 'Tenants') applied for an order determining that Niloufar Afkhami (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

In Application file number LTB-T-098278-25, Vilma Esthela Correa Ortega and Daniel Gerardo Herrera Burgos (the 'Tenants') applied for an order determining that Niloufar Afkhami (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant ('the T2 application'); and
- collected or retained money illegally ('the T1 application').

An Adjudicative Case Conference (ACC) was held by videoconference for file number LTB-T-096039-25 on May 28, 2026.

The Tenants, the Landlord and the Landlord's legal representative, Adel Zarei attended the ACC.

At the ACC, the parties mutually agreed to join the Tenant's applications. The parties further agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

Determinations:

1. On October 28, 2025, the Tenants filed a T2 application by attending at Service Ontario in St. Catharines. This application was assigned file number LTB-T-096039-25.
2. On November 3, 2025, the Tenants attended at Service Ontario in St. Catharines and filed an additional T2 application and a T1 application. These applications were assigned file number LTB-T-098278-25.

3. The Tenants acknowledge that the two T2 applications filed are exact duplicates.
4. File number LTB-T-098278-25 is scheduled for an Adjudicative Case Conference (ACC) on June 3, 2026. The parties agreed to join the Tenants applications and proceed with one ACC on May 28, 2026.
5. At the ACC the parties came to a mutual agreement which resolves all issues arising from the tenancy between the Landlord and the Tenants.
6. The Landlord will send payment to the Tenants by eTransfer on or before July 5, 2026.

It is ordered on consent that:

1. The total amount the Landlord shall pay to the Tenants is \$1,000.00.
2. The Landlord shall pay the Tenants the full amount owing by July 5, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by July 5, 2026, the Landlord will owe interest. This will be simple interest calculated from July 6, 2026, at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.
5. This order resolves all issues arising from the tenancy between the Landlord and the Tenants.

June 5, 2026
Date Issued

Melissa Anjema
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.