



**Order under Section 135
Residential Tenancies Act, 2006**

File Number: LTB-T-060550-25

In the matter of: 2093 FAIRVIEW ST
BURLINGTON ON L7R0E6

Between: Ryyan Elsayed
Yasmin Hafez Tenants

And

Anthony Santaguida Landlords
2332503 Ontario Inc.

Ryyan Elsayed and Yasmin Hafez (the 'Tenants') applied for an order determining that Anthony Santaguida and 2332503 Ontario Inc. (the 'Landlords') collected or retained money illegally.

This application was scheduled to be heard by videoconference on June 2, 2026.

Tenant Ryyan Elsayed, the Landlord and the Landlord's Legal Representative Bruce Parsons attended the hearing. The Tenant had written authorization to represent Yasmin Hafez.

In mediation, the parties before the Landlord and Tenant Board consented to the following Order. I was satisfied that the parties understood the terms and consequences and freely agreed to resolve the application instead of a merit hearing.

It is ordered on consent that:

1. On or before June 18, 2026, the Landlords shall pay the Tenants \$1,325.00.
2. If the Landlords do not pay the Tenants the full amount owing by June 18, 2026, the Landlords will owe interest. This will be simple interest calculated from June 19, 2026, at 4.00% annually on the balance outstanding.
3. This is a full and final mutual resolution of all issues related to the tenancy at 2093 Fairview St., Burlington, ON L7R 0E6.

June 5, 2026
Date Issued

Melinda Jamieson
Hearing 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.