



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-082956-25

In the matter of: 29 Capelle St CAPELLE ST
RICHMOND HILL ON L4E3E1

Between: Elnaz Ghorbanipoor Tenant

And

Behnam Zareian Landlord

Elnaz Ghorbanipoor (the 'Tenant') applied for an order determining that Behnam Zareian (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 8, 2026.

The Tenant and the Landlord attended the hearing. The Landlord was represented by Rihana Lajevardi.

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

It is ordered on consent that:

1. The Landlord withdraws their L10 application LTB-L-038490-26 and agrees to pay the Tenant \$1,000.00 via e-transfer on or before July 8, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before July 8, 2026, the Landlord will start to owe interest. This will be simple interest calculated from July 9, 2026 at 4.00% annually on the balance outstanding.
3. The terms contained in this order resolve all issues between the parties as they relate to this tenancy to date. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order.

June 10, 2026
Date Issued

Sonia Anwar-Ali

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.