



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-009913-26

In the matter of: 2604, 225 VILLAGE GREEN SQ
SCARBOROUGH ON M1S0N4

Between: Sajithra Aravinthan Tenant

And

Arash Nassirirad Landlord
Farihe Fahim

Sajithra Aravinthan (the 'Tenant') applied for an order determining that Arash Nassirirad and Farihe Fahim (the 'Landlord') gave a notice of termination in bad faith.

This application was scheduled to be heard by videoconference on June 10, 2026. As a result of this order, the hearing has been cancelled. Prior to the hearing, the parties elected to participate in LTB facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord's Representative Ravis Mohebbian, the Tenant's Representative Justin Lord and the Tenant were present. Prior to mediation, the Tenant did not utilize the services of Tenant Duty Counsel.

When the capitalized word "Landlord" is used in this Order, it refers to all persons or companies identified as a Landlord at the top of the Order. When the capitalized word "Tenant" is used in this Order, it refers to all persons identified as Tenant at the top of the Order.

The parties agreed that:

1. In good faith, this order is intended to be a global resolution of all issues regarding this tenancy up to the date of the order.
2. The Landlord will pay the Tenant \$8,000.00 in satisfaction of the claims contained in this application.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$8,000.00 in resolution of this application.
2. The Landlord shall pay the Tenant the full amount owing via cheque, on or before June 15, 2026.

3. If the Landlord does not pay the Tenant the full amount owing by June 15, 2026, the Landlord will owe interest. This will be simple interest calculated from June 16, 2026, in accordance with the *Courts of Justice Act* on the balance outstanding.
4. This order settles all claims advanced by the Tenant and/or the Landlord against one another in relation to this tenancy, up to the date of this order.

June 16, 2026
Date Issued

Adam Rogers
Hearings 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.