



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

File Number: LTB-T-024377-26

In the matter of: 819 RYMAL ROAD EAST
HAMILTON ON L8W1B6

Between: FERMAN LASHKORI Tenant
LNJAH OMAR

And

REX MOHAMMED Landlord
ASA MEDICAL

FERMAN LASHKORI and LNJAH OMAR (the 'Tenant') applied for an order determining that REX MOHAMMED and ASA MEDICAL (the 'Landlord') collected or retained money illegally.

The parties attended a Hearing by videoconference on June 15, 2026 where the parties elected to participate in Board facilitated mediation with the assistance of a Dispute Resolution Officer.

The Landlord, the Landlord's agent, Bianca Scheltema, the Tenant, Lnjah Omar and the Tenant's support Omar Omar were present at the hearing. Lnjah Omar had authorization to consent on behalf of all tenants.

As a result of the mediation the parties requested an order on consent, and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. Parties agree that this agreement resolves this application as well as all issues arising out of this tenancy and neither party will pursue any action against the other before the Landlord and Tenant Board or any other Court of law in relation to this tenancy.

On consent of the parties, it is ordered that:

1. The Landlord shall pay to the Tenant the sum of \$2,000.00, in satisfaction of this application before the Board.
2. The Landlord shall pay the Tenant the amount set out in paragraph 1 above by way of cheques in accordance with the following schedule:

- a. A payment of \$1,000.00 on or before August 15, 2026; and
 - b. A final payment of \$1,000.00 on or before September 30, 2026.
3. If the Landlord does not make any of the required payments in full and by the applicable deadline, the outstanding balance owed to the Tenant by the Landlord shall become immediately due and owing and the Landlord will start to owe interest. This will be simple interest calculated from the day following the breach at 4.00% annually on the balance outstanding.

June 25, 2026
Date Issued

Britney Sooknanan
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.