



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-105858-25

In the matter of: 401, 75 King St E
Mississauga ON L5A4G5

Between: Mohammad Ajmal Amirzad Tenant
Meena Fakher

And

Andrzej Iwuc Landlord

Mohammad Ajmal Amirzad and Meena Fakher (the 'Tenant') applied for an order determining that Andrzej Iwuc (the 'Landlord') collected or retained money illegally.

Prior to the hearing date, on April 9, 2026, the parties engaged in settlement discussions using the Tribunals Ontario Online Dispute Resolution tool with the assistance of Dispute Resolution Officer/Hearings Officer, Michelle Forrester.

The Landlords and the Tenant were present.

As a result of the mediation the parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed facts:

1. The lawful rent is \$2,306.00.
2. The Landlords owe the Tenant \$684.00 as reimbursement for excess rent collected.
3. The Tenant is permitted to reduce the May 2026 rent by \$684. Based on the lawful rent of \$2,306.00, the total amount payable for May 2026 is \$1,622.00.
4. The rent increases dated December 31, 2025, and January 31, 2026, are deemed void.

On consent of the parties, it is ordered that:

1. The total amount the Landlords shall pay the Tenant is \$684.00. This amount represents:
 - \$684.00 for excess rent collected.

2. The Lawful rent is \$2,306.00.
3. The Tenant shall recover the amount in paragraph 1 above, by deducting \$684.00 from the May 2026 rent.
4. The rent increases dated December 31, 2025, and January 31, 2026, shall be deemed void.

June 25, 2026
Date Issued

Michelle Forrester
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.