



**Order under Sections 30 & 31 and
Order under Section 87 / 89 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-T-052206-24
LTB-T-011594-25
LTB-L-096343-24

In the matter of: 1016, 4185 SHIPP DR
MISSISSAUGA ON L4Z2Y8

Between: Naveed Momin Tenants
Aliza Ansari

And

Faizaan Kadir Landlords
Qaizer Kadir

Naveed Momin and Aliza Ansari (the 'Tenants') applied for an order determining that Faizaan Kadir and Qaizer Kadir (the 'Landlords'):

- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (**T6 application**);
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household;
- harassed, obstructed, coerced, threatened or interfered with the Tenants (**T2 application**)

Faizaan Kadir (the 'Landlord') applied for an order requiring Naveed Momin (the 'Former Tenant') to pay:

- the rent and daily compensation that the Former Tenant owes;
- the Landlord's reasonable out-of-pocket costs that are the result of the Former Tenant's conduct or that of another occupant of the rental unit or someone the Former Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest;
- the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex (**L10 application**)

The Landlord also claimed charges related to NSF cheques.

These applications were heard together by videoconference on December 23, 2025.

As of 11:37 a.m., only the (Former) Tenant Naveed Momin was in attendance at the hearing.

The Landlord Faizaan Kadir signed into the afternoon hearing block at approximately 1:45 p.m. and said he did not attend in the morning because his child was unwell. I advised him of the outcome of the applications.

L10 application:

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

T2 and T6 applications:

1. At the hearing, the Tenant sought to withdraw the applications and I consented to the request.
2. The applications having been withdrawn, the LTB's files are closed.

January 7, 2026

Date Issued

Margo den Haan

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.