



Order under Section 31 and 87 Residential Tenancies Act, 2006

File Number: LTB-T-071710-24 / LTB-L-039915-25

In the matter of: # Lower, 4061 MANZANILLO CRES
WINDSOR ON N9G0A3

Between: Muhammad Suhail Tenant

And

Shohreh Shahlaei Landlord

Muhammad Suhail (the 'Tenant') applied for an order determining that Shohreh Shahlaei (the 'Landlord'):

- entered the rental unit illegally,
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and
- harassed, obstructed, coerced, threatened or interfered with the Tenant (LTB-T-071710-24).

Shohreh Shahlaei (the 'Landlord') applied for an order requiring Muhammad Suhail (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes (LTB-L-039915-25).

Both applications were heard by videoconference on January 6, 2026. The Tenant, the Tenant's Legal Representative, V. Shah, the Landlord's Legal Representative, R. Lajevardi, and the Landlord attended the hearing.

The parties mutually agreed to resolve all matters at issue in the applications and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission, and that it fully and finally settles all the issues raised in the applications.

On consent of the parties, it is ordered that:

1. The total amount the Landlord shall pay the Tenant is \$4,000.00. This amount shall be paid in trust to the Tenant's Legal Representative as follows:
 - \$2,000.00 on or before February 1, 2026, and
 - \$2,000.00 on or before March 1, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by March 1, 2026, the Landlord will owe interest. This will be simple interest calculated from March 2, 2026, at 4.00% annually on the balance outstanding.

3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.
4. The Landlord's application is dismissed.

January 9, 2026
Date Issued

Jitewa Edu
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.