



Order under Section 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-081408-24

In the matter of: 1, 46 Aikman Avenue
Hamilton ON L8M1P7

Between: Barbra Barriage Tenants
Adam Francis

And

Hasan Mahmood Landlord

Barbra Barriage and Adam Francis (the 'Tenants') applied for an order determining that Hasan Mahmood (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on December 10, 2025.

The Landlord, the Landlord's agent, Imtiaz Mahmood, and the Tenants attended the hearing.

Determinations:

1. As explained below, the Tenants did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. At the hearing, the Tenants requested an adjournment because they had not served their evidence on the Landlord. The Landlord opposed the adjournment request and was prepared to proceed with the hearing. The Tenants said they did not know who to serve evidence on since the Landlord's initial representative was suspended by the Law Society of Ontario. However, the Tenants confirmed they were communicating with the Landlord's agent, Imtiaz Mahmood, via email and failed to serve him as well.
3. The interim order issued by the Board was clear, the parties had 10 days prior to the hearing to serve their evidence and all documents on the other party. The interim order

also informed that the Tenants were able to amend their application, but they opted not to. The Tenants' application lacks a cause of action and is not properly plead. Since the Board had already previously provided the Tenants the opportunity to amend their application and the Tenants failed to do so, the application is being dismissed.

It is ordered that:

1. The Tenants' application is dismissed.

January 15, 2026
Date Issued

Vishal Nanda
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.