



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-044052-25

In the matter of: 33 OAKWOOD AVE
KITCHENER ON N2H6G8

Between: Tariq Hasan Tenant

And

Asma Nasir Landlord

Tariq Hasan (the 'Tenant') applied for an order determining that Asma Nasir (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application)
- 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 (T6 Application).

This application had an adjudicative case videoconference on January 12, 2026.

The Landlord, the Landlord's representative Ali Golabgi, the Tenant, and the Tenant's representative Ana Harbuz attended the case conference.

At the case conference the parties reached consent.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before November 14, 2026.
2. If the unit is not vacated on or before November 14, 2026, then starting November 15, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after November 15, 2026.

4. For each month in the nine-month period between January 15, 2026, to September 15, 2026, the Tenant shall receive a \$1,000.00 monthly rent abatement. This means that the Tenant only needs to pay \$1,355.00 of the \$2,355.00 monthly rent for those months. Rent is due on or before the 15th of every month.
5. The last month's rent deposit and interest owing on that deposit will be applied to the period between October 15, 2026 to November 14, 2026. This means that the Tenant does not have to pay any new rent for that period.
6. This order resolves all issues in the tenancy up until January 12, 2026.

January 19, 2026
Date Issued

Amanda Kovats
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.