



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-039266-25

In the matter of: 5241 Terry Fox Way
Mississauga ON L5V1Z4

Between: Rasha Shihan Tenant

And

Mutasem Zhran Landlord

Rasha Shihan (the 'Tenant') applied for an order determining that Mutasem Zhran (the 'Landlord') harassed, obstructed, coerced, threatened or interfered with the Tenant.

The Tenant also applied for an order determining that the Landlord 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.

An Adjudicative Case Conference was held by videoconference on January 20, 2026.

The Tenant, the Landlord and the Landlord's Legal Representative attended the case conference.

At the case conference, the parties before the Board consented to the following order. I was satisfied the parties understood the consequences of the joint position.

On consent of the parties, it is ordered that:

1. The Landlord shall pay the Tenant \$2,100.00.
2. The Landlord shall pay the amount set out in paragraph 1 of this order by applying a \$2,000.00 credit to the Tenant's rent ledger for February 2026 and a \$100.00 credit to the Tenant's rent ledger for March 2026.
3. This order resolves all of the issues in the applications.

January 28, 2026
Date Issued

John Cashmore
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.