



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-079568-25

In the matter of: 120 NORTHVIEW AVE.
WHITBY ON L1N 2G7

Between: Cole Stephens
Brittany Heath Tenants

and

Zoharabibi Amin Landlord

Cole Stephens and Brittany Heath (the 'Tenants') applied for an order determining that Zoharabibi Amin (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 Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.

The parties came before me in videoconference room 132 on January 29, 2026 for the hearing of their related application in file number LTB-T-095005-24.

The Tenants, the Tenants' legal representative Robertson Boyle, the Landlord and Landlord's legal representative Reena Bassar attended that hearing.

The parties advised they had resolved all of their disputes and requested the following order on consent. I was satisfied that the parties understood the consequences of their joint submissions.

1. The Tenant sought to withdraw the application and the Board consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 4, 2026
Date Issued

Nersi Makki
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.