



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-052303-25

In the matter of: 360 STANFIELD DR
OAKVILLE ON L6L3P6

Between: Maaz Ullah Khan
Hamza Ashraf Tenant
Hamzah Ashraf Maklai

And

Mohamed Sherif Khalifa Landlord

Maaz Ullah Khan, Hamza Ashraf and Hamzah Ashraf Maklai (the 'Tenant') applied for an order determining that Mohamed Sherif Khalifa (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act')

This application was heard by videoconference on December 2, 2025.

The Landlord Mohamed Sherif Khalifa, Landlord's Legal Representative, and the Tenant Hamza Ashraf attended the hearing.

When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant at the top of the order.

At the hearing the parties consented to the following order in full and final satisfaction of all issues in this application. I am satisfied the parties understood the terms.

It is ordered on consent that:

1. The tenancy between the Landlord and the Tenants is terminated. The Tenants must move out of the rental unit on or before March 31, 2026.
2. If the unit is not vacated on or before March 31, 2026, then starting April 1, 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 April 1, 2026.

4. The Tenant is responsible for all snow removal and salting of the property until they vacate the rental unit.
5. The Tenant is not responsible to complete a deep cleaning upon vacating the rental unit.
6. The Landlord is responsible for lawn maintenance and removing any leaves.
7. The Landlord shall pay to the Tenant \$187.00 by deducting it from the total rent owed.

February 3, 2026
Date Issued

Kyle Anderson
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.