



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Numbers: LTB-T-101363-24
LTB-T-035946-25

In the matter of: 401, 400 MCLEVIN AVE
SCARBOROUGH ON M1B5J4

Between: Maleeha Qazafi Tenant

And

Alia Javed Landlord

Maleeha Qazafi (the 'Tenant') applied for an order determining that Alia Javed (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant (LTB-T-101363-24; hereafter referred to as the 'T2 Application'),
- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards (LTB-T-035946-25; hereafter referred to as the 'T6 Application').

Determinations:

1. On February 4, 2026, the Tenant requested the consent of the Board to withdraw their T2 Application and their T6 Application.
2. In accordance with section 200 of the *Residential Tenancies Act, 2006*, I consented to the withdrawal of the T2 Application and the T6 Application.

It is ordered that:

1. The T2 Application, LTB-T-101363-24, having been withdrawn, the Adjudicative Case Conference scheduled on February 24, 2026, is cancelled and the LTB's file is closed.
2. The T6 Application, LTB-T-035946-25, having been withdrawn, the Adjudicative Case Conference scheduled on April 21, 2026, is cancelled and the LTB's file is closed.

February 10, 2026
Date Issued

Alexandre Traboulsi
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.