



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-039604-25 AO

In the matter of: 3404 FOUNTAIN PARK AVE
MISSISSAUGA ON L5M7E3

Between: Syed Hasnain Kazmi Tenant

And

Ghazala Ishrat Landlord

Syed Hasnain Kazmi (the 'Tenant') applied for an order determining that Ghazala Ishrat (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.

This application was heard by videoconference on January 27, 2026.

The Landlord, the Landlord's representative, Ramadevi Gavisetty, and the Tenant attended the hearing.

At the hearing, the parties consented to the following order.

This is an amended order. All changes to the original are underlined and highlighted. The amended order is to correct clerical issues on the original order, which was issued February 3, 2026.

It is ordered on consent that:

1. The tenancy terminated on July 11, 2025, the date the Tenant vacated the rental unit.
2. The Landlord shall waive all outstanding utilities owed by the Tenant.
3. The Landlord shall pay the **Tenant** \$5,000.00 as a global resolution of all issues pertaining to the tenancy.
4. The Landlord shall pay the amount in **paragraph 3** via e-transfer as follows:
 - a) \$1,000.00 by March 5, 2026;
 - b) \$1,000.00 by April 5, 2026;
 - c) \$1,000.00 by May 5, 2026;
 - d) \$1,000.00 by June 5, 2026; and
 - e) \$1,000.00 by July 5, 2026.

5. If the Landlord fails to comply with the payment schedule in **paragraph 4**, then interest will start to accrue on the remaining balance immediately on breach, at 4% annually.
6. This order is a full and final release of all issues related to the tenancy.

February 11, 2026

Date Issued

Vishal Nanda

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.