



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-069490-25

In the matter of: 1, 1A Birchlea Ave
Toronto ON M8W1E8

Between: Abdulhak Henbeq Tenant

And

Paramvir Grewal Landlord

Abdulhak Henbeq (the 'Tenant') applied for an order determining that Paramvir Grewal (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 Tenant.

An Adjudicative Case Conference (ACC) was held by videoconference on February 23, 2026. The Tenant and the Landlord's Legal Representative, Sabrina Marchionne, attended the ACC.

At the ACC, the parties consented to the following order to fully and finally resolve the Tenant's application. I was satisfied that the parties understood the terms of the consent and the consequences of those terms.

It is ordered on consent that:

1. The Landlord shall provide the Tenant with a parking permit for one parking spot within the allotted parking in residential complex, on or before March 2, 2026.
2. Provided that the Landlord complies with the terms under paragraph 1 of this order, the issues raised in the Tenant's application shall be considered fully and finally resolved and cannot not be relitigated.

February 27, 2026

Date Issued

Rachel Gibbons

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.