



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-063286-25

In the matter of: 100 BRENDA CRES
SCARBOROUGH ON M1K3C7

Between: ISMAIL MOHAMMED
RIZWANA NAZRIN Tenants

And

WAIS GHAFOORI
YAMA GHAFOORI Landlords

Ismail Mohammed and Rizwana Nazrin (the 'Tenants') applied for an order determining that Wais Ghafoori and Yama Ghafoori (the 'Landlords'):

- harassed, obstructed, coerced, threatened or interfered with the Tenants; and
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* or failed to comply with health, safety, housing or maintenance standards.

An Adjudicative Case Conference ('ACC') was held by videoconference on March 4, 2026.

The Tenant, Rizwana Nazrin, and the Landlord, Wais Ghafoori, attended the ACC.

At the ACC, the parties consented to the following order. I was satisfied that the parties understood the terms of the consent and the consequences of them.

It is ordered on consent that:

1. The Landlords shall pay the Tenants \$475.00 in full and final satisfaction of the Tenants' application.
2. The Landlords shall pay this amount on or before March 9, 2026, via e-transfer, to rahimsabitha@gmail.com.
3. Provided that the Landlords pay the Tenants the full amount owing under paragraph 1 of this order, the Tenants' application shall be considered fully and finally resolved.

4. If the Landlords fail to pay the amount owing under paragraph 1 of this order, interest will start to accrue, commencing March 10, 2025, at the rate of 4% per year on the balance outstanding.

March 11, 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.