



**Order under Section 30 / 31
Residential Tenancies Act, 2006**

File Numbers: LTB-T-077950-25
LTB-L-090005-25

In the matter of: APT 3 (Basement), 8 ST PHILIP CRT
WHITBY ON L1P0A5

Between: Suzanne Leblanc Tenant

And

Nazmul Khan Landlord

T2 Application LTB-T-077950-25

Suzanne Leblanc (the 'Tenant') applied for an order determining that Nazmul Khan (the 'Landlord'):

- entered the rental unit illegally.
- 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.

T6 Application LTB-T-077950-25

Suzanne Leblanc (the 'Tenant') applied for an order determining that Nazmul Khan (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.

L1 Application LTB-L-090005-25

Nazmul Khan (the 'Landlord') applied for an order to terminate the tenancy and evict Suzanne Leblanc (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

These applications were heard by videoconference on March 10, 2026.

The Landlord and the Tenant attended the hearing.

The parties consented to the following order. I was satisfied that the parties understood the terms and consequences of their consent.

The Parties Agree:

1. The Landlord filed an L1 Application in LTB-L-090005-25 and the Landlord's application is brought forward to be resolved together with the Tenant's applications.
2. The Tenant had paid \$8,225.00 into the Board and this amount is still being held.

It is ordered that:

1. The Landlord shall pay to the Tenant \$10,000.00 by certified cheque on or before March 13, 2026.
2. If the Landlord does not pay the Tenant the full amount owing by March 13, 2026, the Landlord will owe interest. This will be simple interest calculated from March 14, 2026, at 4.00% annually on the balance outstanding.
3. The Landlord's L1 application in LTB-L-090005-25 is withdrawn.
4. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 30, 2026.
5. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
6. 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 May 1, 2026.
7. \$8,225.00 together with any accrued interest that the Tenants paid into the LTB in trust in file LTB-L-090005-25, shall be released back to the Tenants by the LTB.*
8. This order resolves all issues between the parties up to the date of the hearing.

March 13, 2026
Date Issued

Kyle McGraw
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on January 1, 2025 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

*Note: When the LTB directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this order. The cheque will be in the amount directed plus any interest accrued up to the date of the order.