



**Order under Section 21.2 of the
Statutory Powers Procedure Act
and the Residential Tenancies Act, 2006**

File Number: LTB-L-038879-25-SA-RV2
LTB-L-081821-25-RV
LTB-L-076032-25-RV
LTB-T-058863-25-RV

In the matter of: 3493 MCDOWELL DR
MISSISSAUGA ON L5M6R6

Between: Mohammed Najeebur Rehman Landlord

And

Muhammad Mustahsan Tenant

Review Order

LTB-L-038879-25 (L3 Application & S2 Motion):

Mohammed Najeebur Rehman (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Mustahsan (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

The Landlord's application was resolved by order LTB-L-038879-25, issued on May 12, 2025. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-038879-25.

The motion was resolved by order LTB-L-038879-25-SA issued on September 5, 2025.

On September 21, 2025 the Tenant requested a review of the set aside order and that the order be stayed until the request to review the order is resolved.

On September 22, 2025 interim order LTB-L-038879-25-RV-IN was issued, staying the orders issued on May 12, 2025 and September 5, 2025.

The Tenant's request to review was heard on October 14, 2025, and granted by review order LTB-L-038879-25-SA-RV, issued October 17, 2026.

LTB-L-081821-25 (L2 Application/N8 Notice), LTB-L-076032-25 (L1 Application), & LTB-T-058863-25 (T2 Application):

Mohammed Najeebur Rehman (the 'Landlord') applied for an order to terminate the tenancy and evict Muhammad Mustahsan (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.
- the Tenant is occupying the rental unit solely for the purpose of receiving rehabilitative or therapeutic services and the period of tenancy agreed to has ended.
- the Tenant did not pay the rent that the Tenant owes.

Muhammad Mustahsan (the 'Tenant') applied for an order determining that Mohammed Najeebur Rehman (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Review Request:

On January 14, the Tenant requested that order LTB-L-038879-25-SA-RV issued October 17, 2026 and order LTB-L-081821-25/LTB-L-076032-25/LTB-T-058863-25 issued November 3, 2025 be reviewed, and that the orders be stayed until the Tenant's request to review is resolved.

On January 16, 2026 interim order LTB-L-038879-25-RV-IN/LTB-L-081821-25-RV-IN/LTB-L-076032-25-RV-IN/LTB-T-058863-25-RV-IN was issued, staying the orders relative to each of these applications.

The request to review was heard by videoconference on March 11, 2026.

The Landlord, the Landlord's legal representative, Lisa Barder, the Tenant, and the Tenant's legal representative, Peter Swales, attended the hearing.

The parties before the LTB consented to the following order.

It is ordered on consent that:

1. The request to review order LTB-L-038879-25-SA-RV issued October 17, 2026 and order LTB-L-081821-25/LTB-L-076032-25/LTB-T-058863-25 issued November 3, 2025 is denied.

2. The stays on order LTB-L-038879-25-SA-RV issued October 17, 2026 and order LTB-L-081821-25/LTB-L-076032-25/LTB-T-058863-25 issued November 3, 2025 are lifted April 30, 2026.

March 13, 2026
Date Issued

Mark Melchers
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.