



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

File Number: LTB-T-013328-25

In the matter of: 2150 Adair Crescent
Oakville ON L6J5J7

Between: Jocelyne Copeland Tenant

And

Wisam Naif Landlord

Jocelyne Copeland (the 'Tenant') applied for an order determining that Wisam Naif (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 March 10, 2026.

The Landlord, the Landlord's representative, Alaa Nahhab, and the Tenant attended the hearing.

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

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$1,250.00 by April 5, 2026 to resolve all issues in the application.
2. If the Landlord fails to comply with paragraph 1 of this order, then starting April 6, 2026, the Landlord will start to owe interest. Interest is calculated annually at 4.00% on the outstanding balance.

March 19, 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.