



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

File Number: LTB-T-078911-25

In the matter of: 153 DOUBTFIRE CRES
MARKHAM ON L3S3V6

Between: Azhar Ilyas & Shahnaz Azhar Alvi Tenants

And

Zafar uddin Ahmed Landlord

Azhar Ilyas & Shahnaz Azhar Alvi (the 'Tenants') applied for an order determining that Zafar uddin Ahmed (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 March 17, 2026.

The Tenant, Azhar Ilyas, the Tenant's son, Saad Alvi, the Landlord, and the Landlord's legal representative, Jasleen Narula, attended the ACC.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

It is ordered on consent that:

1. The total amount the Landlord shall pay the Tenants is \$500.00.
2. The Landlord shall pay the full amount owing on or before April 22, 2026.
3. If the Landlord does not pay the full amount by April 22, 2026, then the Landlord will start to owe interest. This will be simple interest calculated from April 23, 2026, at 4.00% annually on the balance outstanding.
4. The Tenants have the right, at any time, to collect the full amount owing or any balance outstanding under this order.

March 23, 2026
Date Issued

Melissa Anjema

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.