



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-104622-25

In the matter of: BASEMENT, 3 BEXHILL AVE
SCARBOROUGH ON M1L3B3

Between: Ruhai Ahmed
Farzana Ahmed Landlords

And

Sheikh Mohammed Fahim
MD Jahidul Islam
MD Habibur Rahman Khan Tenants

Ruhai Ahmed and Farzana Ahmed (the 'Landlords') applied for an order to terminate the tenancy and evict Sheikh Mohammed Fahim, MD Jahidul Islam and MD Habibur Rahman Khan (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another tenant.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

Ruhai Ahmed and Farzana Ahmed (the Landlords') also applied for an order requiring Sheikh Mohammed Fahim, MD Jahidul Islam and MD Habibur Rahman Khan (the 'Tenants') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenants' conduct or that of another occupant of the rental unit or someone the Tenants permitted in the residential complex. This conduct substantially interfered with the Landlords reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on March 24, 2026.

The Landlord, Ruhai Ahmed, the Landlords' Legal Representative Brittney-Rose Ward and the Tenant MD Jahidul Islam attended the hearing.

1. At the hearing, the Landlords sought to withdraw the application and I consented to the request.

2. The application having been withdrawn, the LTB's file is closed.

March 30, 2026

Date Issued

Sean Ramage

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.