



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

File Number: LTB-T-083288-25

In the matter of: 14 STEPHEN DR
ETOBICOKE ON M8Y3M5

Between: Faiza Sultan
Muhammad Imran Khan Tenants

And

Ata-UI Haee Landlord

Faiza Sultan and Muhammad Imran Khan (the 'Tenants') applied for an order determining that Ata-UI Haee (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 26, 2026.

The Tenant Faiza Sultan and the Landlord attended the hearing.

At the hearing, the parties consented to the following order. I am satisfied that the parties fully understood the consequences of consenting to the order below.

It is ordered on consent that:

1. The Landlord shall pay the Tenants \$4,500.00 via e-transfer according to the following schedule:
 - a. \$1,500.00 on or before April 30, 2026;
 - b. \$1,500.00 on or before May 31, 2026; and,
 - c. \$1,500.00 on or before June 30, 2026.
2. If the Landlord fails to make any of the payments in paragraph 1 on or before the date it is due, the full outstanding amount will become payable, and the Landlord will start to owe interest. This will be simple interest calculated from the date of the late payment at 4% annually on the balance outstanding.

3. This order fully resolves the Tenant's application.

April 2, 2026
Date Issued

Jeremy Henderson
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.