



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

File Number: LTB-T-085353-23

In the matter of: Room 1 Basement, 632 MONTPELLIER DR
WATERLOO ON N2T0B3

Between: Jarrod Shiel Tenant

And

Safdar Muhammad Landlord

Jarrod Shiel (the 'Tenant') applied for an order determining that Safdar Muhammad (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.
- did not meet their maintenance obligations.

This application was heard by videoconference on April 2, 2026.

The Tenant and the Landlord's representative Ti-Anna Hall attended the hearing.

At the hearing, the parties requested that the following order be issued on consent.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2026.
4. The Tenant shall arrange with the Waterloo Regional Police an escorted visit to the property to obtain his belongings sometime during the month of April, 2026.

5. This order resolves all matters pertaining to the tenancy, including rental arrears. The Landlord shall not pursue rental arrears from the Tenant.

April 14, 2026
Date Issued

Dale Whitmore
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.