



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

File Number: LTB-T-028169-25
LTB-T-034005-25

In the matter of: A, 250 BRADLEY AVE
VANIER ON K1L7E9

Between: Raphael Dallaire Ferland Tenant

And

Nishan Lutful Landlord

Raphael Dallaire Ferland (the 'Tenant') applied for an order determining that Nishan Lutful (the 'Landlord'):

A2- LTB-T-034005-25:

- arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant

T2- LTB-T-028169-25:

- 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.

This application was heard by videoconference on April 08, 2026.

The Landlord, the Landlord's Legal Representative Glenn Gosling, the Tenant's Legal Representative, Christopher Williams, and the Tenant attended the hearing.

At the hearing, the parties mutually agreed to resolve all issues in both applications and requested an order on consent. I am satisfied that the parties understood the consequences of their respective consents as set out in the consent order below.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$5,000.00 in accordance with the following payment schedule:
 - a) On or before April 29, 2026, the sum of \$2,500.00.
 - b) On or before May 14, 2026, the sum of \$2,500.00.
2. If the Landlord fails to make any of the payments in paragraph 1 above, the full balance owing becomes due and payable immediately and the Landlord will start to owe interest. This will be simple interest calculated from the date of the missed payment at 4.00% annually on the balance out-standing.

April 15, 2026
Date Issued

Joy Xiao
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.