



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-051658-25

In the matter of: 1, 15 Wordsworth Pl
KITCHENER ON N2B3K6

Between: RACHEL STEMMLER Tenant

And

Bashir Hazratshah Landlord

RACHEL STEMMLER (the 'Tenant') applied for an order determining that Bashir Hazratshah (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.

This application was heard at an Adjudicative Case Conference by videoconference on April 23, 2026.

The Tenant and the Landlord's legal representative, Nimratpal Pannu, attended the hearing.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. In full satisfaction of the issues raised in the Tenant's application the Landlord shall pay to the Tenant \$500.00 in compensation on or before June 30, 2025.
2. If the Landlord does not pay the Tenant the full amount owing by June 30, 2026, the Landlord will owe interest. This will be simple interest calculated from July 1, 2026 at 4.00% annually on the balance outstanding.

April 30, 2026
Date Issued

Terri van Huisstede
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.