



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-084238-25

In the matter of: 349 Grovehill Crescent
Kitchener ON N2R0K8

Between: Maryellen Harris Tenants
Allen Harris

And

Zainab Jafferjee Landlord

Maryellen Harris and Allen Harris (the 'Tenants') applied for an order determining that Zainab Jafferjee (the 'Landlord') gave a notice of termination in bad faith.

This application was mediated by videoconference on April 23, 2026.

The Tenants' Representative Brittany Colley, the Tenants Maryellen Harris and Allen Harris, the Landlord Representative Ajay Grewal and the Landlord Zainab Jafferjee attended the hearing

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent and I am satisfied that the parties understand the consequences of their consent.

Agreed Facts:

1. The Landlord agrees to withdraw the complaint filed with the Real Estate Council of Ontario (RECO) against Tenant Maryellen Harris and shall copy the Tenants on the written withdrawal.
2. The Landlord also agrees to withdraw their police complaint made against the Tenants with the Waterloo Regional Police Service.
3. The parties shall not engage in any personal or professional contact with each other or with the family members of either party.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants the amount of \$13,000.00. The payment shall be made by bank draft and delivered to the office of Lisa Nadon, the Tenants' legal representative.

2. The payment shall be paid to the Tenants on or before June 22, 2026, representing 60 days from the date of the hearing.
3. If the Landlord does not pay the Tenants the full amount owing by June 22, 2026, the Landlord will owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

April 30, 2026
Date Issued

Sarah Harriman
Hearings Officer, 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.