



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-075676-25

In the matter of: A, 452 VIA VERONA AVE
NEPEAN ON K2J6B3

Between: Sarah Drummond Tenant

And

Malek Zibara Landlord

Sarah Drummond (the 'Tenant') applied for an order determining that Malek Zibara (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on April 27, 2026. The Tenant and the Landlord's Agent, F. Zabira, attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. On or before May 15, 2026, the Landlord shall provide the Tenant with accurate rent receipts for the following periods:
 - a. November 2023 (first and last month's rent deposit), and December 2023,
 - b. January 2024 to December 2024, and
 - c. January 2025, to June 2025.

April 29, 2026
Date Issued

Jitewa Edu
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.