



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-045632-25

In the matter of: 41 WHITE'S HILL AVE
MARKHAM ON L6B1C2

Between: Katharine Maudsley Tenant

And

Zain Yousaf Landlord

Katharine Maudsley (the 'Tenant') applied for an order determining that Zain Yousaf (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 28, 2026.

The Landlord's Legal Representative, N. Ahmed, and the Tenant attended the hearing.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. This order represents a full and final resolution of all issues in this application.
2. The Landlord shall \$400.00 to the Tenant on or before May 4, 2026. The Landlord will send the payment via e-transfer to k.maudsley@gmail.com, being the email address provided by the Tenant.
3. If the Landlord does not pay the Tenant the full amount owing by May 4, 2026, the Landlord will owe interest. This will be simple interest calculated from May 5, 2026 at 4.00% annually on the balance outstanding.

May 4, 2026
Date Issued

Lisa Del Vecchio
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.