



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-067997-25

In the matter of: 2, 454 King St
London ON N6B1S9

Between: Rachel Elizabeth Simpson Tenant

And

Alim Manji Landlord

Rachel Elizabeth Simpson (the 'Tenant') applied for an order determining that Alim Manji (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 by videoconference on April 28, 2026.

The Landlord and the Tenant attended the hearing.

At the hearing, the parties gave informed consent to the following order being issued. I am satisfied that the parties understood the consequences of consenting to this order.

It is ordered on consent that:

1. The Landlord shall pay the Tenant \$3,076.71 on or before May 31, 2026.
2. If the Landlord does not pay the Tenant the full amount owing on or before May 31, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.
3. This order resolves all issues contained in the Tenant's application.

May 7, 2026
Date Issued

Jeremy Henderson
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.