



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-067395-25

In the matter of: 65 Mildenhall Place
Whitby ON L1M0E5

Between: Alannah Meijer Tenant

And

Ameera El Husain Landlords
Shahd El Shafei

Alannah Meijer (the 'Tenant') applied for an order determining that Ameera El Husain and Shahd El Shafei (the 'Landlords'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household,¹
- failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards.²

An Adjudicative Case Conference ('ACC') was held by videoconference on May 5, 2026.

The Tenant and the Landlord Shahd El Shafei attended the ACC.

At the ACC, the parties consented to resolve the application in accordance with the following order.

Agreed Facts:

1. The parties agreed that the tenancy between the Tenant and the Landlords is lawfully terminated as of May 6, 2026, as it appears from a copy of the *Agreement to End the Tenancy* executed by the parties on March 24, 2026 (DOC-7839820, pages 97 and 98 of 99).
2. The parties agreed that the Landlords shall pay the Tenant the required amounts in accordance with the present order by *e-transfer*, by sending the payments to the following email address: a.meijer-dehaan@hotmail.com.

¹ Section 31 of the *Residential Tenancies Act, 2006*.

² Section 30 of the *Residential Tenancies Act, 2006*.

It is ordered on consent that:

1. On or before June 5, 2026, the Landlords shall pay the Tenant the total amount of \$2,500.00.
2. If the Landlords do not pay the Tenant the full amount owing on or before June 5, 2026, the Landlords will owe interest. This will be simple interest calculated from June 6, 2026, at 4.00% annually on the balance outstanding.

May 6, 2026
Date Issued

Alexandre Traboulsi
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.