



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-075752-25

In the matter of: 5384 VALHALLA CRES
MISSISSAUGA ON L5M0K4

Between: Rabi Saeed Tenant

And

Angelina Abu Khadra Landlord

Rabi Saeed (the 'Tenant') applied for an order determining that Angelina Abu Baker (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 2, 2026. The Tenant and the Landlord attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. The application is amended to properly name the Landlord as Angelina Abu Khadra.
2. The terms of the consent are without an admission of guilt by the Landlord.

On consent it is ordered that:

1. The Landlord shall only enter the rental unit in accordance with sections 26 and 27 of the *Residential Tenancies Act, 2006*.
2. When entering the rental unit, the Landlord shall only conduct / perform the reasons stated on the notice of entry.
3. The Landlord shall not make derogatory or discriminating comments towards the Tenant.
4. The Tenant shall not threaten to evict the Tenant without serving a lawful notice of termination under the *Residential Tenancies Act, 2006*.

June 8, 2026
Date Issued

Fabio Quattrociocchi
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.