



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-090579-25

In the matter of: 121, 650 PARLIAMENT ST
TORONTO ON M4X1R3

Between: Sanaa El Hamji Tenants
Abdelouahab Lehleh

And

Wellesley Parliament Square Landlord

Sanaa El Hamji and Abdelouahab Lehleh (the 'Tenants') applied for an order determining that Wellesley Parliament Square (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.

The Tenants also applied for an order determining that 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 June 9, 2026.

The Tenants and the Landlord's legal representative, Charlie Bobrowsky, attended the hearing. The Tenants spoke with Tenant Duty Counsel on the hearing date.

At the hearing, the parties requested the following order on consent. I am satisfied that the parties understood the consequences of their joint submissions.

On consent, it is ordered that:

1. The tenancy between the Landlord and the Tenants terminated on December 31, 2025. The date the Tenants vacated the rental unit.
2. In full satisfaction of all issues contained in the Tenants' application and the tenancy, the Landlord shall pay to the Tenants \$3,400.00 in compensation on or by July 12, 2026.
3. If the Landlord does not pay the Tenants the full amount owing by July 12, 2026, the Landlord will owe interest. This will be simple interest calculated from July 13, 2026 at 4.00% annually on the balance outstanding.

June 12, 2026
Date Issued

Terri van Huisstede
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.