



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-096446-25

In the matter of: BASEMENT, 50 MARBURY CRES
NORTH YORK ON M3A2G2

Between: Lynncee Le Tenant

And

SYED SAIFUL HUQ Landlord

Lynncee Le (the 'Tenant') applied for an order determining that Syed Saiful Huq (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.

An Adjudicative Case Conference ("ACC") was held by videoconference on June 16, 2026.

The Landlord's Representative, Marc Levy, the Landlord, and the Tenant attended the ACC.

The parties before the LTB consented to the following order:

The parties agreed:

1. The terms contained in this order resolve all issues between the parties as they relate to this tenancy. Neither party shall file a claim against the other in any venue except to collect any money that may become owing as a result of this order

It is ordered on consent that:

1. In full satisfaction of all issues arising from the Tenant's T2 application and all issues arising from the tenancy, the Landlord shall pay to the Tenant \$2,200.00.

2. The Landlord shall pay to the Tenant the amount set out above in paragraph 1 by deducting \$2,200.00 from the amount the Tenant owes the Landlord in the order LTB-L-071184-25.

June 24, 2026

Date Issued

Nicole Pedron

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.