



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

File Number: LTB-T-096460-25

In the matter of: 6 HARPER-HILL DR
AJAX ON L1Z0R9

Between: ZEESHAN SYED Tenant

And

HighGate Property Investments Inc Landlord

ZEESHAN SYED (the 'Tenant') applied for an order determining that HighGate Property Investments Inc (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 June 22, 2026.

The Landlord's legal representative, Alon gray, the Landlord's agent, Justin Maloney, and the Tenant attended the hearing.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent, it is ordered that:

1. On Monday, June 29, 2026, the parties agreed that the Tenant will gain and keep access to the basement of the rental unit.
2. This resolves all matters related to the tenancy agreement to date.

June 26, 2026
Date Issued

Teresa Hunt
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.