



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-056371-25

In the matter of: 666 BRANT ST
WINDSOR ON N9A3E6

Between: Vira Gulpar Tenant

And

Kathleen Marques Landlord

Vira Gulpar (the 'Tenant') applied for an order determining that Kathleen Marques (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 August 11, 2025.

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed

Substantial interference

2. The Tenant testified that they have a safety concern about the Landlord's property, claiming that Police checked camera approximately multiple times after her husbands car was stolen.
3. Ms. Gulpar stated that she believes the Police attended the rental unit because they suspected that their security camera may have captured the suspects in a nearby auto theft.
4. Lastly, she felt that the area was unsafe. After the Police recovered her stolen Toyota Primus, she stated she feels traumatized from the experience.
5. The Tenant's concerns primarily relate to criminal activity in the surrounding neighborhood and the theft of her vehicle. While these circumstances are unfortunate, they do not establish that the Landlord engaged in conduct that substantially interfered with the

Tenant's reasonable enjoyment of the rental unit as required under section 22 of the *Residential Tenancies Act*.

6. The evidence shows that the police attended the property for investigative purposes related to an external crime. There is no indication that the Landlord initiated or caused these visits, nor that the Landlord's actions were unreasonable or targeted toward the Tenant.
7. The Tenant's feelings of trauma and insecurity, while genuine, stem from circumstances beyond the Landlord's control—specifically, the theft of her vehicle and general neighborhood safety. The Landlord cannot be held responsible for criminal acts committed by third parties or for the police investigation that followed. No evidence was presented to show that the Landlord restricted access, created noise, engaged in threatening behavior, or otherwise interfered with the Tenant's ability to use and enjoy the premises
8. Therefore, I find that the Landlord did not substantially interfere with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
9. Accordingly, the Tenant has not met the burden of proving that the Landlord substantially interfered with her reasonable enjoyment of the rental unit.
10. For all the reason given above, the Tenant's application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 5, 2026
Date Issued

Anthony Bruno
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.