



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-032316-25-RV

In the matter of: 317, 608 Richmond St W
Toronto ON M5V0N9

Between: Matthew Enrico Liegghio
Celina Pecchia

JAN 07, 2026

Tenant

And

Humza Teherany
hadi teherany
Sean Chase

Landlord

Matthew Enrico Liegghio and Celina Pecchia (the 'Tenant') applied for an order determining that Humza Teherany, hadi teherany and Sean Chase (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 resolved by order LTB-T-032316-25 issued on September 3, 2025.

On October 2, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. The Tenant alleged that they were not reasonably able to participate in the proceeding.

On October 3, 2025, interim order LTB-T-032316-25-RV-IN was issued, staying the order issued on September 3, 2025.

The review request was heard by video conference on October 23, 2025. Interim order LTB-T-032316-25-RV-IN2 issued on November 5, 2025 granted the review request and directed that the application be heard *de novo*.

This *de novo* hearing was held on December 16, 2025.

The Tenant, Matthew Enrico Liegghio, the Tenant, Celina Pecchia and the Landlord's Legal Representative, Ghadeer Jwad 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.
2. At the onset of the hearing, the Landlord's Legal Representative stated that the issues the Tenant brought before the Board in this application, were previously resolved another application, LTB-T-040120-24 (T2/T1 Application). These applications were heard on October 15, 2025, and an order was issued on December 12, 2025. The Landlord's Legal Representative submitted that the same claims were made in the T2 application that was before the presiding member on October 15, 2025. The Landlord requested that this application be dismissed, as the Tenant had an opportunity to amend their application and present their case however at the proceeding on October 15, 2025, however they did not comply with the interim order that was issued on March 21, 2025 from an Adjudicative Case Conference ('ACC') that took place on March 18, 2025 and therefore their T2 Application was dismissed as confirmed in the order issued on December 12, 2025.
3. The Tenant stated that he was advised to amend the T2 portion of their application at the ACC by April 18, 2025. The Tenant stated that he thought he amended the application however he filed a new one.
4. I further noted that the Tenant's T2 Application was filed on April 18, 2025, however he vacated the rental unit on August 17, 2023. The Tenant stated that the reason it was filed late was because this was supposed to be an amendment to the T2 Application, which he was instructed to do as per the interim order from the ACC (LTB-T-040120-24-IN). He stated that the original T1/T2 Application (LTB-T-040120-24) was filed on May 19, 2024, and therefore was filed within one year of him moving out.
5. Having considered the evidence before me, I find that the T2 Application must be dismissed as the claims the Tenant filed were out of time. I heard the Tenant's submissions that he thought this was an amendment to his T2/T1 Application, however I find that the Tenant's T2/T1 Application was heard on October 15, 2025. Upon having reviewed the order issued on December 12, 2025, the member states that the Tenant confirmed that there was no request to amend filed, and that the Tenant had instead filed a new T2 Application. Therefore, the Tenant's T2 Application was dismissed. As the Tenant's T2 Application (LTB-T-040120-24) was already heard and dismissed, I cannot treat this T2 Application as an amendment as it is a new application. I find the Tenant had ample opportunity to amend their application and make submissions on an amendment and/or why it was not submitted in accordance with the *Rules* at their hearing on October 15, 2025, so that the presiding member could have considered the Tenant's submissions in this regard.
6. Subsection 29(2) of the Act limits the time that a tenant has to file an application against his or her landlord under subsection 29(1):

29(2) No application may be made under subsection (1) more than one year after the day the alleged conduct giving rise to the application occurred

7. In the case before me, the Tenant confirmed that he vacated the rental unit on August 23, 2023. This application was filed on April 18, 2025, therefore I find the Tenant's claims outside of the one year limitation period.
8. Therefore, the Tenant's application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 7, 2026

Date Issued

Nathalia Debski

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.