



Order under Section 31 Residential Tenancies Act, 2006

Citation: Marini v Kantarjian, 2026 ONLTB 2515

Date: 2026-01-07

File Number: LTB-T-088336-24

In the matter of: House, 745 Cabana Rd West
Windsor Ontario N9G1B5

Between: Theodore Marini Applicant

And

Sarkis Kantarjian Landlord
AK Corporation

Theodore Marini (the 'Applicant') applied for an order determining that Sarkis Kantarjian and AK Corporation (the 'Respondent'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on December 11, 2025.

The Respondent Sarkis Kantarjian, the Respondent's legal representative Kira Passell, and the Applicant attended the hearing. Merrill Baker, the Respondent's legal representative in another matter not before the Board, attended as an observer but did not participate in the hearing.

Determinations:

1. The entirety of the allegations in the Applicant's application under subsection 29(1) relate to the Respondent's alleged failure to provide a rent receipt for the year of 2020.
2. The Applicant filed his application on October 17, 2024.
3. Subsection 29(2) prohibits applications to the Board under subsection 29(1) more than one year after the day the alleged conduct giving rise to the application occurred.
4. The Applicant's application is clearly out of time.
5. The Respondent's legal representative asked the Board to make a finding that there is no landlord-tenant relationship between the parties to this application. I decline to do so, as the application must be dismissed pursuant to subsection 29(2) and to spend Board resources to adjudicate a fact in a matter not properly before me would be beyond my

jurisdiction and contrary to my obligation under section 183 of the Act to adopt the most expeditious method of determining the matters before me. I therefore make no findings with respect to the relationship between the Applicant and the Respondent.

It is ordered that:

1. The Applicant's application is dismissed.

January 7, 2026
Date Issued

Jeremy Henderson
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.