



Order under Section 31 Residential Tenancies Act, 2006

Citation: Bozinovski v Ahmed, 2026 ONLTB 3465

Date: 2026-01-09

File Number: LTB-T-072040-24

In the matter of: 66 SABLE CRES
WHITBY ON L1R1Y6

Between: Victoria Bozinovski Tenant

And

Samah Ahmed Landlord

Victoria Bozinovski (the 'Tenant') applied for an order determining that Samah Ahmed (the 'Landlord'):

- entered the rental unit illegally,
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and
- harassed, obstructed, coerced, threatened, or interfered with the Tenant.

This application was heard by videoconference on January 6, 2026. The Tenant and the Landlord's Legal Representative, E. Page, attended the hearing.

Determinations:

1. The Tenant who moved into the rental unit on November 21, 2021, vacated on September 21, 2023, and filed this application on September 5, 2024.
2. Section 29 (1) (2) of the *Residential Tenancies Act, 2006*, provides that a tenant or former tenant of a rental unit may apply to the Board for any of a number of reasons but no application may be made more than one year after the day the alleged conduct giving rise to the application occurred.
3. Given that the application was filed on September 5, 2024, the LTB can consider the alleged conduct if it occurred from September 6, 2023 onwards. However, the offending conduct described in the application occurred in July 2023, hence this application is dismissed in accordance with section 29 (1) (2) of the Act.

It is ordered that:

1. The Tenant's application is dismissed.

January 9, 2026
Date Issued

Jitewa Edu
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.