



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-008701-24-RV/ LTB-T-063131-25

In the matter of: 30 JANSEN AVE
KITCHENER ON N2A2L3

Between: Annette Dunphy Tenant

And

Karin Mielke Landlords
Nelson Cardoza

Review Order

In Board file LTB-T-008701-24 Annette Dunphy (the 'Tenant') applied for an order determining that Karin Mielke and Nelson Cardoza (the 'Landlords'):

- Illegally entered the rental unit;
- 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 resolved by order LTB-T-008701-24 issued on June 2, 2025. On June 3, 2025, the Board initiated a review of order LTB-T-008701-24 issued on June 2, 2025. On August 14, 2025, the review was granted on consent, by order LTB-T-008701-24 issued on June 2, 2025 was cancelled, and the application was directed to a re-hearing.

In Board file LTB-T-063131-25 the Tenant applied for an order determining that the Landlords substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The re-hearing of the application in Board file LTB-T-008701-24 and the hearing of the application in LTB-T-063131-25 came before the Board by videoconference on November 6, 2025, and December 12, 2026. On November 6, 2025, the Tenant, the Landlords, and the Landlords' representative, Jennifer Mohamed-Indarsingh attended. On December 12, 2026, the Tenant and the Landlords' representative attended.

The following order was issued on consent:

It is ordered that:

1. The Tenant's applications are dismissed as withdrawn.

January 19, 2026
Date Issued

Ruth Carey
Vice Chair, 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.