



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

File Number: LTB-T-065418-24-RV

In the matter of: 1524 LAKEMOUNT ST
OSHAWA ON L1J3Y2

Between: Christopher Turner Tenant
Charmina Eleccion

And

Carin MacInroy Landlord
David MacInroy

And

Royal York Property Management Landlord's
Agent

Review Order

Christopher Turner and Charmina Eleccion (the 'Tenant') applied for an order determining that Carin MacInroy and David MacInroy (the 'Landlord') and Royal York Property Management (the 'Landlord's Agent'):

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

This application was resolved by order LTB-T-065418-24 issued on December 18, 2025.

On January 16, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file.

Determinations:

1. The Tenant alleges that the Member seriously erred in determining that the application did not contain sufficient details for the Landlord to sufficiently understand the case to be met.
2. On review of the Boards records, including the Tenant's amended applications, the Board Member is correct in her analysis that the application lacks details. The Tenant

alleges that the Landlord sent many harassing and threatening e-mails in May, June, July and August 2023, but did not articulate the dates the e-mails were received.

3. In this case, the application was filed on August 13, 2024. Section 29(2) of the *Residential Tenancies Act, 2006*, the ("Act"), provides that, no application may be made under subsection (1) more than one year after the day the alleged conduct giving rise to the application occurred.
4. Pursuant to the above, the Tenant can only file an application for conduct that occurred no more than a year prior to the application. In this case, there are only two e-mails submitted by the Tenant that are dated after August 13, 2023, and these are not harassing or threatening in nature.
5. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-T-065418-24 issued on December 18, 2025 is denied. The order is confirmed and remains unchanged.

January 19, 2026
Date Issued

Mayra Sawicki
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.