



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

Citation: Anjum v Khan, 2026 ONLTB 8280

File Number: LTB-T-062013-22-RV

LTB-L-079222-22-RV

In the matter of: 35 Stockell
Ajax ON L1T0M5

Between: Shabana Anjum Tenant
Mariam Masood

And

Sara Khan Landlord
Sami Kahn

Review Order

Shabana Anjum and Mariam Masood (the 'Tenant') applied for an order determining that Sara Khan and Sami Kahn (the 'Landlord') (**T2 Application**):

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

The Landlords applied for an order requiring the Former Tenants to pay the Landlords reasonable out-of-pocket costs that are the result of the Former Tenants conduct or that of another occupant of the rental unit or someone the Former Tenants permitted in the residential complex. This conduct substantially interfered with the Landlords reasonable enjoyment of the residential complex or another lawful right, privilege or interest (**L10 Application**).

The Landlords also applied for an order requiring the Former Tenants to pay the Landlords reasonable out-of-pocket costs that the Landlords incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenants, another occupant of the rental unit or someone the Former Tenants permitted in the residential complex.

This application was resolved by order LTB-T-062013-22 and LTBL-079222-22, issued on January 20, 2026.

On January 21, 2026, the Landlord 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. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order.
2. The Tenant's T2 application alleges that the Landlord, the Landlord's agent, or superintendent entered the rental unit illegally, the Landlord substantially interfered with their reasonable enjoyment of the rental unit and that the Landlord harassed coerced, obstructed, threatened or interfered with the Tenants.
3. On review of the Board order, the order does not provide a remedy for illegal entry. The order awards the following remedies: \$860.00 as a rent abatement and \$3,000.00 as general compensation.
4. The Landlord, Sarah Khan, submits that the Member seriously erred in making a finding that the July 8, 2022 entry was illegal.
5. The Landlord further submits that the Member seriously erred by basing her determination that the Landlord harassed the Tenants by failing to file the L2 application.
6. The Member made no determination that the notice of entry for July 8, 2022 was improper for any reason and therefore had no basis to find it illegal. While this amounts to an error, it is not a serious error, as it had no bearing on the outcome of the proceedings. The order shows with sufficient reasons how the Landlords' conduct of forcing their way into the unit to the point of breaking the lock was unreasonable and harassing in nature. The Landlords' conduct justifies the \$3,000.00 general compensation award which is within the range of reasonable outcomes in these circumstances.
7. The Landlords' failure to file an L2 application with respect to the N12 notice is only one factor considered by the Member when deciding to direct the Landlord to pay an administrative fine. The Landlords' service of two N12 notices without following through with an L2 application combined with other conduct as noted in paragraph 51 of the order demonstrates the Landlords disregard for the Act or unwillingness to engage the procedures in the Act. The Member sets out sufficient and sound reasons for ordering the Landlords to pay an administrative fine.
8. The Member also considered the Landlords failure to file an L2 application at paragraph 39 of the order where the Member finds that the Landlords chose to resort to self-help remedies instead of following the proper procedures for lawfully evicting Tenants. Given this determination and others in the order, the finding of harassment was reasonable.
9. The Tenant's disagreement with the Member's determinations is not sufficient grounds for review. There is no indication that the Member applied improper principles in

assessing the evidence introduced in this case or that there was insufficient evidence before the Board to support the Member's conclusions.

10. For these reasons, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings. Accordingly, the Landlord's request for review is denied.

It is ordered that:

1. The request to review order LTB-T-062013-22 issued on January 20, 2026 is denied. The order is confirmed and remains unchanged.

January 23, 2026
Date Issued

Mayra Sawicki
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.