



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

File Number: LTB-L-046912-25-RV

In the matter of: 24 BRONZE CRES
BRADFORD ON L3Z2Z4

Between: Uche Philip Ibonye Landlord

And

Borin Luy Tenants
Kunthea Luy
David Lance

And

Naroth Chhea A.K.A Anna Naroth Chhea Former Tenant

Review Order

Uche Philip Ibonye (the 'Landlord') applied for an order to terminate the tenancy for nonpayment of rent. The Landlord identified Naroth Chhea A.K.A Anna Naroth Chhea, Borin Luy, and Kunthea Luy as respondent tenants in the application.

This application was resolved by order LTB-L-046912-25 issued on October 21, 2025. This order found Naroth Chhea A.K.A Anna Naroth Chhea to be the tenant and found that Borin Luy and Kunthea Luy were not tenants.

On October 23, 2025, Borin Luy and Kunthea Luy requested a review of the order seeking a determination that they, rather than Naroth Chhea A.K.A Anna Naroth Chhea, were the lawful tenants of the rental unit.

At the initial hearing of the request to review on November 6, 2025, David Lance attended the hearing to seek a determination that he was also a lawful tenant of the rental unit.

The request to review was ultimately heard on January 30, 2026.

The Landlord, the Landlord's legal representative, Ali Golabgir, Naroth Chhea A.K.A Anna Naroth Chhea's legal representative, Mr. Masuan, Borin Luy, Kunthea Luy, the Luy's legal representative, David Cameron, David Lance, and David Lance's legal representative, Kim Teal, attended the hearing.

Background:

1. Narothe Chhea A.K.A Anna Narothe Chhea initially rented the rental unit from the Landlord.
2. She subsequently rented out a portion of the rental unit to Borin Luy, and Kunthea Luy and another portion of the rental unit to David Lance. Although she retained portions of the rental unit for storage, she ceased residing at the rental unit.
3. At a prior appearance on this matter on November 26, 2025, I brought the parties attention to *Samuel Property Management Ltd. v. Nicholson* 2002 CanLII 45065 (ON CA).
4. At the hearing on January 30, 2026, the parties acknowledged that Borin Luy, Kunthea Luy, and David Lance were now the lawful tenants of the rental unit, that Narothe Chhea A.K.A Anna Narothe Chhea was no longer a tenant of the rental unit, that the Landlord is holding a last month's rent deposit belonging to the current tenants in the amount of \$3,500.00, and that the rental arrears and costs to January 31, 2026 have been paid such that the Landlord's application has been discontinued.

It is ordered that:

1. The request to review order LTB-L-046912-25 issued on October 21, 2025 is granted. The order is cancelled.
2. Borin Luy, Kunthea Luy, and David Lance are the lawful tenants of the rental unit.
3. The Landlord's application is discontinued to January 31, 2026.

February 2, 2026
Date Issued

Richard Ferriss
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.