



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

Citation: Helu v Antonis, 2026 ONLTB 14480

Date: 2026-02-11

File Number: LTB-T-104692-24-RV

In the matter of: Basement, 406 O'Connor Dr
Toronto ON M4J2W3

Between: Murat Helu
John Antonis
Tenants

And

Christos Antonis
Anastasia Antonis
Landlords

Review Order

Murat Helu and John Antonis (the 'Tenants') applied for an order determining that Christos Antonis and Anastasia Antonis (the 'Landlords'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenants replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenants or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenants.
- withheld or interfered with their vital services or care services and meals in a care home.
- did not give the Tenants a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals or the charges the Tenants agreed to pay for them.

This application was resolved by order LTB-T-104692-24 issued on February 9, 2026.

On February 10, 2026, the Tenant, Murat Helu, 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 review request submits that the Board Member seriously erred in dismissing the Tenant's application and that the Tenant was not afforded procedural fairness.

2. As stated in paragraph 3 of the order, the Member considered Divisional Court case *Ball v Metro Capital Management Inc. [2002] OJ No 5931*, which requires an applicant to provide sufficient reason and details for the respondent party to know the case to be met. On review of the Board's records, the Tenant's T2 application is confusing and lacks particulars, more specifically, the application lacks the dates of the alleged incidents that occurred.
3. On further review of the Board's records, the Tenant was advised at the Adjudicative Case Conference (ACC) held on June 25, 2025 that his application was confusing and lacked details. The Tenant stated that he would amend his application but failed to do so. In these circumstances, dismissing the application was reasonable.
4. Although the Tenant disagrees with the February 9, 2026 order, the order sets out a reasonable basis for the determinations made. As stated in Guideline 8 of the Board's Interpretation Guidelines, the Member's findings of fact are entitled to considerable deference. Reasonable determinations will not be interfered with on review.
5. The Tenant's disagreement with the Member's determination is not sufficient grounds for review. There is nothing in the record to support a determination that the hearing Member applied improper principles in assessing the application filed with the Board to support its conclusion.
6. The review request submits that the Tenant was not afforded procedural fairness by his own lack of knowledge of Board procedures. This is not an error of the Board.
7. 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-104692-24 issued on February 9, 2026 is denied. The order is confirmed and remains unchanged.

February 11, 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.