



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-104136-24

In the matter of: 108A, 2A COLBORNE STREET WEST
LINDSAY ON K9V 5B5

Between: Sylvia Micallef Tenant

and

Sterling Karamar Property Landlord

and

Crystal Norman
Jennifer Kelm Superintendents

Sylvia Micallef (the 'Tenant') applied for an order determining that Sterling Karamar Property (the 'Landlord') and Crystal Norman and Jennifer Kelm (the 'Superintendent') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application came before me for a mandatory adjudicative case conference in videoconference 134 on February 18, 2026.

The Tenant and the Landlord's legal representative Kevin Kok attended the case conference.

Determinations:

1. The application seeks an order that the Landlord not have a key to the rental unit. At the case conference, the Tenant clarified her pleadings. The Tenant confirmed she understood that the relief she seeks is not available under the *Residential Tenancies Act, 2006* (the 'Act').
2. I find the application must be dismissed because it does not disclose a reasonable cause of action.

It is ordered that:

1. The Tenant's application is dismissed.

February 25, 2026
Date Issued

Nersi Makki
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.