



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

**Citation:** Charles v Brown, 2026 ONLTB 17738

**Date:** 2026-02-25

**File Number:** LTB-T-017924-24 and LTB-T-017932-24-RV

**In the matter of:** 45 SINCLAIR ST  
LINDSAY ON K9V5L6

**Between:** Darryl Charles Tenant

**And**

Chris Brown Landlord  
Brenda Jacket

### **Review Order**

Darryl Charles (the 'Tenant') applied for an order determining that Chris Brown and Brenda Jacket (the 'Landlord'):

- 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.
- failed to comply with health, safety, housing or maintenance standards.

These applications were resolved by order LTB-T-017924-24 and LTB-T-017932-24 issued on January 26, 2026.

On February 23, 2026, the Landlord requested a review of the order.

A preliminary review of the review request was completed without a hearing.

### **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. Paragraph 25 of the order finds that the Landlord substantially interfered with the Tenant's reasonable enjoyment of the rental complex and harassed him with continuous commentary about the failure to pay rent, aggressive tone, and by unilaterally denying the Tenant use of laundry facilities.

3. The Landlord states in the review request that the Tenant's access to the laundry room was never removed and the laundry room door was never locked. The Landlord notes that they testified that their personal support worker ('PSW') was trying to fix the washing machine when the Tenant entered and began harassing her.
4. The Member's findings are entitled to considerable deference. The order reflects that the Member's findings are a reasonable conclusion based on the evidence presented at the hearing. The Tenant provided testimony that he had been denied access to the laundry room and paragraph 21 and 24 of the order reflect that the Board Member reviewed video evidence that supported the conclusions made in the order. In these circumstances I am not satisfied that the Member made an unreasonable finding of fact or that it was a serious error for the Member to accept the Tenant's testimony.
5. The Landlord submits that the Board made a serious error by finding that the laundry room was the Tenant's space as opposed to shared common space. The order does not find that the laundry room only belonged to the Tenant. The order read as a whole reflects that the Member correctly understood that the laundry facilities were shared by the household residents. The order finds that the PSW harassed the Tenant by confronting him in the manner she did (telling him he could not use the laundry until he paid rent etc) and by refusing to leave when the Tenant asked her to. The issue is not the PSW using the laundry facilities, it's the harassment by the PSW of the Tenant while doing so. The Member made no serious errors in determining that the Tenant was harassed.
6. The review request is largely an attempt to reargue an application that has been finally determined. That is not the purpose of a review request. For the reasons provided I am not satisfied that the order contains any serious errors as alleged in the review request.

**It is ordered that:**

1. The request to review order LTB-T-017924-24 and LTB-T-017932-24 issued on January 26, 2026 is denied. The order is confirmed and remains unchanged.

**February 25, 2026**  
**Date Issued**

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Amanda Kovats  
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.