



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-011477-26

In the matter of: 222 Mart Circle
Ottawa On K1K2W9

Between: Dunia Houchan Tenant

And

Manor Park Management Inc. Landlord

Dunia Houchan (the 'Tenant') applied for an order determining that Manor Park Management Inc. (the 'Landlord') substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on March 5, 2026.

The Tenant, the Landlord's Agent Bahrudin Zahirovic, and the Landlord's Legal Representative Grace George attended the hearing. The Tenant was supported by Aline Abdulnour and Milad Gaber and Shareef Mounir provided translations services to the Tenant.

Determinations:

1. At the hearing, the Landlord submitted the Tenant's applications were deficient because they raise issues that are outside of the limitation period contained in section 29(2) of the Act and because some of the remedies sought do not specify an amount. I too had noted these issues when I reviewed the file before the hearing date.
2. I went over the applications with the Tenant and explained the deficiencies to her. I advised the Tenant she could proceed with the portions of her application that were within the limitation period and seek the remedies that had been sufficiently set out or that she could withdraw her applications and refile them.
3. The Tenant requested the consent of the Board to withdraw her applications. I repeated the Tenant's request to her and had the interpreter Milad Gaber translate my wording precisely to ensure the Tenant understood the request she was making. The Tenant confirmed that she did but that she had questions concerning refiling the applications.

4. The Tenant's questions concerned how soon she could refile, if she was required to complete the applications herself or if she could have someone help her and what information was required to do so. I answered the Tenant's questions in the presence of the Landlord's Legal Representative and reviewed the instructions on the applications with the Tenant.
5. Satisfied the Tenant understood her request to withdraw the applications, pursuant to section 200(4) of the Act, I consented to the request.

It is ordered that:

1. The Tenant's applications are withdrawn. The Board's file is closed.

March 12, 2026

Date Issued

John Cashmore

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.