



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-087996-24

In the matter of: 32, 285 Crydermans Sideroad
Georgina ON L0E1R0

Between: Selena Quintieri Tenants
Arthur-Jean Mindle-Maillet

And

Amitt Sandhu Landlord

Selena Quintieri and Arthur-Jean Mindle-Maillet (the 'Tenant') applied for an order determining that Amitt Sandhu (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.
- harassed, obstructed, coerced, threatened, or interfered with the Tenant.

This application was heard by videoconference on March 11, 2026. The Tenant, Selena Quintieri, the Tenants' Legal Representative, T. Sandukhchyan, and the Landlord attended the hearing.

Preliminary Issue:

The Landlord claimed that the LTB lacks jurisdiction in this matter and the *Residential Tenancies Act, 2006* ('the Act') does not apply to the relationship between the parties because the Tenants occupy a seasonal lot in a trailer park. As the Landlord provided no documentary evidence in support of the assertion which the Tenants disputed, I am not satisfied that the Act does not apply in this case.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

On consent of the parties, it is ordered that:

1. The Landlord shall not interfere with the Tenants' rights to have guests and visitors as long as the Tenants follow the rules of the park.
2. The Landlord or the Landlord's Agents shall not harass the Tenants.
3. The Tenants shall not harass the Landlord or the Landlord's Agents.

4. The Landlord shall not enter the Tenants' lot without prior notice given 24 hours in advance, except in an emergency. The Tenants agree to receive notices via email.

March 18, 2026

Date Issued

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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.