



Order under Section 31 Residential Tenancies Act, 2006

Citation: Cheslock v Wong, 2026 ONLTB 22372

Date: 2026-03-16

File Number: LTB-T-029952-22

In the matter of: 2B, 275 Dundas Street East
Toronto ON M5A1Z8

Between: Scott John Cheslock Tenant

And

Phillip Wong Landlord

Scott John Cheslock (the 'Tenant') applied for an order determining that Phillip Wong (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.

This application was heard by videoconference on February 19, 2026.

The Landlord, the Landlord's legal representative Tim O'Brien, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The hearing focused on the allegations outlined in the Interim Order dated November 3, 2025.

August 1, 2021

3. The Tenant testified that on August 1, 2021 a neighbouring tenant Sally Wong (SW) constructed a shed which interfered with the Tenant's use of the backyard. The Tenant testified he called the Landlord to complain about the situation and the Landlord did not

respond. The Tenant testified exclusive use of any part of the yard was not in the lease nor was it an agreement between the Landlord and the Tenant.

September 19, 2021

4. The Tenant testified SW entered the rental unit. The Tenant alleged SW had a copy of a key to the rental unit. The Tenant testified he called the Landlord regarding this incident and the Landlord did not respond.

September 26, 2021

5. The Tenant testified he came home in the afternoon and SW was inside the rental unit. The Tenant called the Landlord and sent an e-mail and the Landlord did not respond. (DOC-7357169, G-1).

June 23, 2022

6. The Tenant testified a package he was expecting from Canada Post was marked as delivered however he did not receive it. The Tenant lodged a complaint with Canada Post and provided a copy of the investigation report (DOC-7357169, E-1). The report indicates a Canada Post employee entered SW's residence and found the Tenant's missing package as well as "several other missing packages". The Tenant testified he called the Landlord and the Landlord did not respond. The Tenant did not summons the Canada Post employee.

January 28, 2024

7. The Tenant testified an additional lock was put on the gate at the residential complex. The Tenant testified he does not know who put the additional lock on the gate however, he believes it was SW.

July 19, 2024

8. The Tenant testified two neighbours told him that SW showed them videos of him on CCTV. The Tenant did not contact the Landlord regarding this incident.

August 1, 2024

9. The Tenant called Duane Shuttleworth (DS) as a witness. DS testified that on August 1, 2024 he was at the rental unit painting. DS testified SW approached DS and told him he shouldn't be there. DS left for a lunch break, locking the rental unit door. When he returned, the rental unit door was ajar and SW was in the rental unit and told DS he shouldn't be there. The Tenant testified he called the Landlord and sent an e-mail regarding this incident and did not receive a response.

December 24, 2024

10. The Tenant testified SW approached him in an aggressive manner regarding allowing a furnace repairman to access the basement of the residential complex. The Tenant called the Landlord to complain about the interaction and the Landlord did not respond.

March 19, 2025

11. The Tenant testified while he was at work he was contacted by a DHL driver who told the Tenant that SW refused to accept a package on the Tenant's behalf. The Tenant provided a letter from the DHL letter. The Tenant was asked several times during the hearing when the letter was written and the Tenant confirmed the letter was written on the date of the incident. The letter provided as evidence (DOC-7357169, C-8) was dated July 22, 2025. Based on the inconsistencies in the Tenant's testimony and documentary evidence I do not find the Tenant's testimony to be credible.

March 28, 2025

12. The Tenant testified a neighbouring tenant told him that SW showed the neighbour a video of the Tenant on CCTV.

June 6, 2025

13. The Tenant testified SW threw his recycling onto the public sidewalk and yelled at the Tenant. The Tenant testified he called the Landlord regarding this incident and the Landlord did not respond.

July 7, 2025

14. The Tenant testified a neighbouring tenant told the Tenant that on the above noted date SW removing his belongings from the backyard.

Analysis

15. Section 22 of the *Residential Tenancies Act, 2006* (Act) states:

A landlord shall not at any time during a tenant's occupancy of a rental unit and before the day on which an order evicting the tenant is executed substantially interfere with the reasonable enjoyment of the rental unit or the residential complex in which it is located for all usual purposes by a tenant or members of his or her household.

16. Section 23 of the Act states:

A landlord shall not harass, obstruct, coerce, threaten or interfere with a tenant.

17. As with all applications before the Board, the onus is on the applicant to prove their case on a balance of probabilities. On the basis of the evidence before me, I find the Tenant has not established the Landlord entered the rental unit illegally or breach sections 22 or 23 of the Act.

18. Based on the allegations, it is evident the issues are between SW and the Tenant. The Board does not have jurisdiction to resolve conflicts between the tenants.
19. I have considered all of the evidence presented at the hearing and all of the oral testimony and although I may not have referred to each piece of evidence individually or referenced all of the testimony, I have considered it when making my determinations.
20. This order contains all of the reasons for my decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant's application is dismissed.

March 16, 2026
Date Issued

Elena Jacob
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.