



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-071538-25

In the matter of: 82, 2424 Woodward Avenue
Burlington Ontario L7R4E2

Between: The Estate of the Late Rita Streater Tenant

And

Welwyn Interests Inc Landlord

Edward Woods on behalf of the Estate of the Late Rita Streater (the 'Tenant') applied for an order determining that Welwyn Interests 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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 3, 2026.

The Landlord and the Tenant attended the hearing. The Landlord was represented by Alaa Noui.

Determinations:

PRELIMINARY ISSUE

1. At the hearing, a preliminary issue was raised by the Landlord with respect to Edward Woods and his standing in this application.
2. The following facts are uncontested between the parties:
 - that the Tenant passed away in February/March 2025
 - there was no power of attorney or executor of the Estate as of the hearing date
 - the late Tenant was the sole leaseholder and occupant of the rental unit during her tenancy which began in 2023
 - EW approached the Landlord indicating he was the Tenant's half brother and sought access to the Tenant's documents
 - The Landlord denied access as there was no certificate of appointment for estate trustee or any proof from EW that he is a relative of the late Tenant

3. EW testified that the Tenant was estranged from the family which is why she was on her own and did not have any visitors. EW testified that he was informed by a detective on March 27, 2025 that his half sister had passed away and because her husband predeceased her and she did not have children, he sought documentation to get him appointed as her executor.
4. EW submits that these documents are currently in the Landlord's possession and that he would seek them as a resolution to his application. EW testified that he did a DNA test which concluded he was her relative and gave Landlord these results but the Landlord has not yet provided access.
5. The question before me is whether EW was entitled to file the application on August 6, 2025 on behalf of the late Tenant. I find he was.
6. I say this because section 2 of the Act defines a tenant as:

a person who pays rent in return for the right to occupy a rental unit and includes the tenant's heirs, assigns and personal representatives,

Here, the Tenant's half-brother has stepped up – and no other person has contested or put forth their intention to also apply to be executor of the late Tenant's estate.

7. At the hearing, the parties agreed that the Landlord would surrender these documents to EW if I found he was entitled to apply.
8. An order shall issue accordingly.

On consent, it is ordered that:

1. On or before March 31, 2026 the Landlord shall surrender the Tenant's personal belongings and any original copies of the documentation in their possession to Edward Woods - the Tenant's half-brother.

March 19, 2026

Date Issued

Sonia Anwar-Ali

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.