



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-085327-25

In the matter of: 2, 140 RECTORY STREET
LONDON ON N5Z2A3

Between: Sandra Woolcox Tenant

And

Nathan Klym Landlord

Sandra Woolcox (the 'Tenant') applied for an order determining that Nathan Klym (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 19, 2026.

Only the Tenant attended the hearing.

As of 12:58 p.m., the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determination:

1. It was undisputed that the Landlord listed on the Tenant's T2 application sold the residential complex on or around October 31, 2025.
2. Section 18 of the Act provides:

Covenants concerning things related to a rental unit or the residential complex in which it is located run with the land, whether or not the things are in existence at the time the covenants are made.

3. The Tenant did not seek to amend their application to name the new Landlord because she attributes the issues alleged in her application to the former Landlord named in this application. Accordingly, the Tenant asked to withdraw the application, and I consented to the request.

It is Ordered:

1. The application having been withdrawn, the LTB's file is closed.

March 26, 2026
Date Issued

Kyle McGraw
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.