



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Todeva v Zhang, 2026 ONLTB 22837

Date: 2026-03-20

File Number: LTB-T-088934-24-RV

In the matter of: 9 Glacier Cres
Scarborough ON M1X2A9

Between: Desislava Todeva Tenant
Nadira Khandasammy

And

Huiying Zhang Landlord

Review Order

Desislava Todeva and Nadira Khandasammy (the 'Tenant') applied for an order determining that Huiying Zhang (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 resolved by order LTB-T-088934-24 issued on March 17, 2026.

On March 20, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Tenant's application was based on the allegation that the Landlord did not provide the Tenant with a reference so that the Tenant could obtain subsequent accommodation.
2. The order states that "a Landlord's failure to provide a reference to a prospective Landlord does not, in itself, constitute substantial interference with the Tenant's reasonable enjoyment within the meaning of section 22 of the Act. A Landlord has no positive obligation under the Act to provide a Tenant with a reference." Put more simply, the Tenant's allegations do not give rise to a cause of action. I see no error with this determination.

3. The parties' agreement in order LTB-L-038720-24 dated September 24, 2024 that the Landlord would give the Tenant a letter of reference once the Tenant provided an arrears cheque does not give rise to a cause of action under section 22 of the Act, particularly given that the Landlord contested that the arrears had been paid. I should also note that the agreement in order LTB-L-038720-24 dated September 24, 2024 did not require the Landlord to return phone calls from prospective Landlords, which was the basis of the T2 application.
4. The Tenant's request to review alleges errors in the order with respect to the Board's determinations as to whether the Tenant had paid the arrears, however, it is clear from the above that such determinations are immaterial and the application would have been dismissed in any event for no cause of action.
5. As a result, on the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings or that the Tenant was not reasonably able to participate in the proceeding.

It is ordered that:

1. The request to review order LTB-T-088934-24 issued on March 17, 2026 is denied. The order is confirmed and remains unchanged.

March 20, 2026
Date Issued

Richard Ferriss
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.