



Order under Sections 30 & 31 Residential Tenancies Act, 2006

Citation: Khallaghian v Mindel, 2026 ONLTB 24834

Date: 2026-03-26

File Number: LTB-T-047478-24 &
LTB-T-059545-24 &
LTB-T-089177-24 &
LTB-T-091558-24 &
LTB-T-094935-24

In the matter of: Room on 2nd Floor, 11 Green Bush Road
North York ON M2M1P2

Between: Alireza Khallaghian Tenant

And

Gregory Mindel Landlord

Alireza Khallaghian (the 'Tenant') applied for an order determining that Gregory Mindel (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.
- Entered the rental unit illegally
- Changed the locks or the locking system on the rental unit or building without providing the Tenant with replacement keys

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards

This application was heard by videoconference on December 8, 2025.

The Landlord and the Tenant attended the hearing. The Tenant's Persian interpreter, H. Shakeri, also attended the hearing.

Determinations:

1. The Tenant filed four T2 applications between June and November 2024, all of which contained similar allegations, and one T6 application, also within the time frame of the T2 applications.
2. There was an adjudicative case conference for all the files combined, held on June 23, 2025. At the case conference the parties were informed that the Act does not apply to the relationship between the parties. That finding was the result of a T3 application filed by the Tenant, LTB-T-091535-24. The order for that application, dismissing the Tenant's application, was issued on June 4, 2025.
3. No request for review had been filed at the time of the adjudicative case conference, so the files were not dismissed at the case conference.
4. A request to review the decision in LTB-T-091535-24 was eventually filed, and there was a review order, LTB-T-091535-24-RV, denying the review request, issued on July 22, 2025.
5. Therefore, the determination that the Act does not apply to this relationship has been upheld on review. It is *res judicata*.
6. Despite the review decision in LTB-T-091535-24-RV, the Tenant did not withdraw his applications, and he insisted on having his applications heard in any case.
7. The Tenant's application will be dismissed as the Act does not apply to this relationship.
8. It is before me to determine whether it is appropriate to impose Board costs or a Board administrative fine on the Tenant for his failure to withdraw his applications, and his subsequent waste of Board resources and time.
9. Since the parties did not make submissions on this point, I find that it is not fair to impose Board costs or a Board administrative fine in this matter. However, the Tenant's applications, which were duplicative in any case, will be dismissed with prejudice.

It is ordered that:

1. The Tenant's applications are dismissed with prejudice.

March 26, 2026
Date Issued

Nancy Morris
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.