



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-068295-25

In the matter of: UPPER, 41 CALEDONIA RD
TORONTO ON M6E4S3

Between: Jason Rees Tenant

And

Edward Hanecak Landlord
Adrian Hanecak

Jason Rees (the 'Tenant') applied for an order determining that Edward Hanecak (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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on March 25, 2026. The Tenant and the Landlord Adrian Hanecak attended the hearing.

At the hearing, the parties consented to the following order.

Determinations:

1. On consent of the parties, the application is amended to include Adrian Hanecak as a Landlord / responding party to the application.

It is ordered that:

1. The Landlords undertake to respond to and/or investigate the Tenant's complaints / concerns relating to the basement tenants conduct that substantially interfere with their reasonable enjoyment of the rental unit / residential complex and further undertakes to commence the appropriate legal action with the LTB if the Landlords determine that the basement tenant's conduct is in breach of section 64 of the Act.

April 1, 2026
Date Issued

Fabio Quattrociocchi
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.