



**Order under Section 115  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-075185-25

**In the matter of:** 209, 273 Vine  
St Catharines ON L2M7P7

**Between:** Jacob Brogan Tenants  
Caleb Chaffe

**And**

Q Residential Landlord

Jacob Brogan and Caleb Chaffe (the 'Tenants') applied for an order determining that Q Residential (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 25, 2026.

The Landlord's agent Gwen Goldershaw, the Landlord's representative Sabrina Marchionne and the Tenants attended the hearing.

**Determinations:**

1. The originally named respondent, Samantha Clark, is removed as a party to the application. The Landlord's representative stated that the Tenants landlord is "Q Residential" and that Samantha Clark is only an officer of the corporate landlord. The application is amended to reflect Q Residential as being the Landlord.
2. The Tenants filed this application in order to seek a determination of their lawful rent on the basis of there being an Order Prohibiting a Rent Increase attached to the rental unit. However, neither party provided evidence of an OPRI being in place. As a result, the application was dismissed.

**It is ordered that:**

1. The Tenants' application is dismissed.

**April 1, 2026**  
**Date Issued**

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**Madeline Ntoukas**  
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.