



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-098944-23

In the matter of: 4, 2616 KEELE ST
NORTH YORK ON M6L2P1

Between: Judyne Goulbourne Tenant

And

Khadija Morong Landlord

Judyne Goulbourne (the 'Tenant') applied for an order determining that Khadija Morong (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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 February 26, 2026.

The named Landlord is not the legal Landlord and will only be referred to as Landlord for the purposes of this order.

Only the Tenant and the legal Landlord's, Andeca Holdings Limited, representative, Tharmar Abdu, attended the hearing.

Preliminary Issues:

1. Mr. Abdu requested the Board dismiss the Tenant's application as the Tenant failed to comply with the Board's November 7, 2024 direction to amend the application to correctly name the legal Landlord.
2. The Tenant did not dispute that she failed to comply with the Board's direction to amend her application and agreed that the Landlord was still incorrectly named.
3. Since the parties agreed the legal Landlord was still not named correctly in the application, I find that the Tenant failed to bring a claim against the correct party and the named

Landlord does not meet the definition of Landlord under the *Residential Tenancies Act* ('the Act'). Therefore, the Tenant's application is dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

April 7, 2026
Date Issued

Vishal Nanda
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.