



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

File Number: LTB-T-075368-22-RV

In the matter of: Basement, 1 Halliday Street
Ajax ON L1Z0G7

Between: Rebecca Arron
Daniel Wiltshire
Tenants

And

Lida Otaki
Landlord

Review Order

Rebecca Arron and Daniel Wiltshire (the 'Tenants') applied for an order determining that Lida Otaki (the 'Landlord'):

- entered the rental unit illegally.
- 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.

The Tenants 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.

The application was resolved by order LTB-T-075368-22 issued on January 29, 2026.

On January 29, 2026, the Tenants requested a review of the order.

The review request was heard by videoconference on March 5, 2026.

The Landlord, the Landlord's legal representative, Rajan Mahavalirajan, the Tenants and the Tenants' legal representative, Brittany Rose-Ward, attended the hearing.

The parties before the Board consented to the following order:

On consent it is ordered that:

1. The request to review order LTB-T-075368-22 issued on January 29, 2026 is granted.
2. Order LTB-T-075368-22 issued on January 29, 2026 is cancelled and replaced by the following:
3. On or before March 7, 2026, the Landlord shall pay to the Tenants \$4,000.00.
4. The parties before the Board acknowledge that the Landlord has paid \$1,000.00 to the Tenants on the date of the hearing. There remains a balance of \$3,000.00 outstanding.
5. If the Landlord does not pay the Tenants the full amount owing on or before March 7, 2026, the Landlord will start to owe interest. This will be simple interest calculated from March 8, 2026, at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Laura Hartsliet
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.