



Order under Sections 30 and 31 Residential Tenancies Act, 2006

File Number: LTB-T-002458-25

In the matter of: 01, 68 Fifteenth St Birmingham St
Toronto ON M8V3J6

Between: Daniel Mekbib Berhanu Tenant

And

68 Fifteen St. Landlord

Daniel Mekbib Berhanu (the 'Tenant') applied for an order determining that *68 Fifteen St.* (the 'Landlord') withheld or interfered with their vital services or care services and meals in a care home,¹ and failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006*, or failed to comply with health, safety, housing or maintenance standards² (LTB-T-002458-25; hereafter referred to as the 'T2/T6 Application').

This T2/T6 Application was heard by videoconference on March 18, 2026.

The Tenant, the Tenant's Agent, Betelihem Mosisa, and the Landlord's Legal Representative, Shelby Whittick, attended the hearing.

Determinations:

L10 Application: LTB-L-015247-25

1. On January 11, 2025, the Landlord applied for an order requiring the Tenant to pay the rent and daily compensation that they owed (LTB-L-015247-25; hereafter referred to as the 'L10 Application').
2. The L10 Application was heard by videoconference on September 17, 2025, and resolved by the order LTB-L-015247-25, issued on January 22, 2026.
3. The Board determined that the Tenant had vacated the rental unit December 16, 2024, and, as the tenancy was not terminated in accordance with the *Residential Tenancies Act, 2006* (hereafter referred to as the 'Act') that the Tenant had to pay the Landlord the total amount of \$8,339.07.00 for rent and compensation owing up to April 30, 2025.³

¹ Section 31 of the *Residential Tenancies Act, 2006*.

² Section 30 of the *Residential Tenancies Act, 2006*.

³ Order LTB-L-015247-25, issued on January 22, 2026.

4. On January 22, 2026, the Tenant submitted a request to review the order LTB-L-015247-25, issued on January 22, 2026.
5. Pursuant to the order LTB-L-015247-25-RV, issued on January 26, 2026, the Tenant's request to review the order LTB-L-015247-25, issued on January 22, 2026, was denied.

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6. The Tenant sought, through their T2/T6 Application, to confirm that they vacated the rental unit on December 16, 2024, and that their financial obligations to the rental unit were terminated on that same date, as opposed to being liable for rent and daily compensation until April 30, 2025.
7. The Tenant was therefore seeking to overturn the determinations made by the Board in the order LTB-L-015247-25, issued on January 22, 2026.
8. The purpose of the T2/T6 Application is not to do indirectly what the Tenant was unable to do directly. If the Tenant wanted to relitigate the grounds of the L10 Application, they would have needed to successfully review or appeal the order LTB-L-015247-25, issued on January 22, 2026.
9. Accordingly, I find that the T2/T6 Application discloses no reasonable cause of action. The Tenant's T2/T6 Application shall therefore be dismissed.

It is ordered that:

1. The Tenant's T2/T6 Application, LTB-T-002458-25, is dismissed.

April 9, 2026
Date Issued

Alexandre Traboulsi
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.