



**Amended Order under Section 16.1 and 21.1 of the
Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-T-066083-25-IN-AM

In the matter of: A, 105 Lochiel St E
Alexandria ON K0C1A0

Between: Ashley Graham Tenant

And

1001004886 Ontario Inc. Landlord
11678086 Canada Inc.

INTERIM ORDER

Ashley Graham (the 'Tenant') applied for an order determining that 1001004886 Ontario Inc. and 11678086 Canada Inc. (the 'Landlord'):

- Illegally charged or retained money (T1 Application)
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household. (T2 Application)
- withheld or interfered with their vital services (T2 Application)
- 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. (T6 Application)

An adjudicative case conference was heard by videoconference on March 4, 2026.

The Tenant, the Landlord's agent, **Matthew Fillipoff**, ~~Chloe Willard~~, and the Landlord's legal representative, Howard Levenson, attended the case conference.

This interim order is clerically amended to accurately reflect who was in attendance. Two agents for the Landlord initially signed in for the case conference, however only one remained to participate. The incorrect agent was initially recorded in the interim order.

Determinations:

1. The matter was not settled and will proceed to a merits hearing.
2. Another application between the parties, LTB-L-010241-26, has overlapping issues and will be combined to ensure a consistent outcome. Each party alleges the other is responsible for problems with a shower fixture.

3. The parties agree that the Tenant moved out on August 31, 2025, and the rent deposit has been returned.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The LTB will send the parties a Notice of Hearing for the next hearing date.
3. This application will be heard with LTB-L-010241-26.
4. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
5. Parties may give disclosed material to the LTB by uploading the material to the Tribunals Ontario Portal ('TOP'). Uploading material to TOP does not constitute disclosure to the other party unless the parties have agreed in writing to exchange documents via TOP. Self-represented parties may also file material with the LTB by email. The LTB's e-mail address is ltb.evidence@ontario.ca.
6. I am not seized.

March 10, 2026
Date Issued

April 14, 2026
Date Amended

Dawn Carr
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.