



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

Citation: Bahram v Akinleye, 2026 ONLTB 31190

Date: 2026-04-15

File Number: LTB-L-073799-25-RV

In the matter of: 2, 234 Lennox Avenue
Richmond Hill Ontario L4C2A5

Between: Sarang Bahram Landlord

And

Oladapo Akinleye Tenant

And

Oluwaseun Anthony Akinleye Subtenant
Michael Oluwaseun Akinlosose
Oluwafami Sanyaolu
Unauthorized Occupants
Akinleye Oluwamatomikun Marius

Review Order

Sarang Bahram (the 'Landlord') applied for an order to terminate the tenancy of Oladapo Akinleye (the 'Tenant') and evict (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the unauthorized Occupant for the use of the rental unit.

The Landlord also applied for an order to evict the Tenant, the Unauthorized Occupants and the Subtenant because the subtenancy ended and the Subtenant continues to occupy the rental unit.

This application was resolved by order LTB-L-073799-25 issued on April 1, 2026.

On April 14, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The Tenant alleges a serious error in the order on the basis that the parties entered into a post-hearing agreement to terminate the tenancy, which was not considered by the Member prior to issuing the order.
2. The Tenant submits that, in addition to other conditions, the parties agreed to terminate the tenancy on March 31, 2026, and that those conditions have been satisfied. The Tenant acknowledges that the Board was not advised of this agreement prior to the issuance of the order.
3. I find that there is no serious error in the order. Neither the Landlord nor the Tenant advised the Board that a side agreement had been reached. The Member issued the order based on the evidence adduced at the hearing. The existence of post-hearing negotiations or agreements between the parties does not constitute an error on the part of the Member.
4. If the parties have complied with the terms of their agreement and the tenancy has been terminated as alleged by the Tenant, the Landlord may be precluded from enforcing the order.
5. For the reasons set out above, I am not satisfied that there is a serious error in the order. Accordingly, the Tenant's request for review is denied.

It is ordered that:

1. The request to review order LTB-L-073799-25 issued on April 1, 2026 is denied. The order is confirmed and remains unchanged.

April 15, 2026
Date Issued

Mayra Sawicki
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.