



Order under Section 98 Residential Tenancies Act, 2006

Citation: Bachene v CLV Group, 2026 ONLTB 31646

Date: 2026-04-21

File Number: LTB-T-018404-25

In the matter of: 13, 45 SOMERSET STREET WEST
OTTAWA ONTARIO K2P0H3

Between: Idris Bachene Tenant

And

CLV Group Landlord

Idris Bachene (the 'Tenant') applied for an order determining that CLV Group (the 'Landlord') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant.

This application was heard by videoconference on March 4, 2026.

The Landlord's Legal Representative CLV Group, the Tenant and the Tenant's support person Amani Hamimid attended the hearing.

Determinations:

1. This application was filed pursuant to section 98(1) of the *Residential Tenancies Act, 2006* (the 'Act'), which states:

98 (1) A tenant or former tenant of a rental unit may apply to the Board for an order determining that the landlord has arbitrarily or unreasonably withheld consent to the assignment or sublet of a rental unit to a potential assignee or subtenant.

2. Section 98(1) of the Act is meant to address a situation where a landlord refuses consent with respect to the particular person that the Tenant has proposed as the new occupant. The Tenant is supposed to ask the Landlord to approve the proposed subtenant and if the Landlord unreasonably or arbitrarily withholds consent to the proposed subtenant, then that is the situation which gives the Tenant the right to file an application such as this one.
3. The Tenant sent an email to the Landlord on February 5, 2025 seeking permission to sublet the unit from March 3rd to March 29th, 2025.

4. The Tenant did not propose a specific person to the Landlord for consideration in their request to sublet. As a result section 98 does not apply to the Tenant's complaint concerning the Landlord and the Tenant's application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

April 21, 2026

Date Issued

Sean Ramage

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.