



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-085249-25

In the matter of: 82 ELLINGTON DR
SCARBOROUGH ON M1R3Y1

Between: Ephraim Osazele Ayemere Tenant

And

Nick Christoforidis Landlord

Ephraim Osazele Ayemere (the 'Tenant') applied for an order determining that Nick Christoforidis (the 'Landlord'):

- 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.

An Adjudicative Case Conference was held by videoconference on May 14, 2026. The Tenant, the Tenant's representative, Mark Addo, the Landlord, the Landlord's representative, Sam Ursino, and the Landlord's agent, Jason Christoforidis, attended the case conference.

Determinations:

1. The Tenant's application is dismissed for the following reason.
2. Order LTB-L-101921-25, issued on May 4, 2026, determined that the Tenant is an Unauthorized Occupant of the rental unit.
3. On May 11, 2026, the Tenant filed a Request to Review the Order issued on May 4, 2026, on the basis that the Order contained a serious error. On May 20, 2026, the request was denied.
4. The Tenant is an unauthorized occupant and is not a tenant. Therefore, he has no legal standing before the LTB. Accordingly, his application is dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

May 22, 2026

Date Issued

Dawn Sullivan

Vice Chair, 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.