



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-056316-25

In the matter of: 333, 543 Richmond Street West
Toronto ON M5V1Y9

Between: Lucas Isabella
Rahim Hadani
Philopateer Hanein
Rakibul Islam
Tenants

And

Shelter Canadian Properties
Sarah Said
MI Security
Dora Matero
Pemberton Group
Landlords

Lucas Isabella, Rahim Hadani, Philopateer Hanein and Rakibul Islam (the 'Tenants') applied for an order determining that Shelter Canadian Properties, Sarah Said, MI Security, Dora Matero and Pemberton Group (the 'Landlords'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household, and
- did not give the Tenant 72 hours to remove their property from the rental unit or from some place close to the rental unit after the Sheriff evicted the Tenant.

This application was heard by videoconference on May 27, 2026.

Only the Landlords' Legal Representative, A. Lifshitz, and a captioner hired by the LTB for the Tenants, K. Johnson, attended the hearing.

The Tenants were not present or represented at the hearing although on May 21, 2026, they filed a request to withdraw their application.

It is ordered that:

1. The Tenants' application is dismissed.

June 3, 2026
Date Issued

Jitewa Edu
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.