



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

File Number: LTB-T-025330-22-RV & LTB-T-034718-23

In the matter of: 450 Nelson Street
Ottawa ON K1N7S8

Between: Sarah Derikx Tenant
Natasha Devries
Hiba Oumenanna

And

Jake McDermott Landlord
Charbel Hanna
Hanna's Bakery Inc.

Review Order

Sarah Derikx, Natasha Devries and Hiba Oumenanna (the 'Tenant') applied for orders determining that Jake McDermott, Charbel Hanna and Hanna's Bakery Inc. (the 'Landlord')

- entered the rental unit illegally.
- 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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.
- gave a notice of termination in bad faith. (T5 application)

These applications were resolved by orders LTB-T-025330-22 issued on October 14, 2022 and LTB-T-034718-23 issued on April 9, 2026.

A review hearing of both orders occurred by videoconference on June 4, 2026.

The Landlord, the Landlord's legal representative, Gabriel Bichet, the Tenant, and the Tenant's legal representatives, Brittney Forsyth and Cassandra Lalee, attended the hearing.

At the review hearing, I determined that order LTB-T-025330-22 issued on October 14, 2022 contained a serious error because it was uncontested that the transfer of title occurred on May 3, 2022. I found that the order was erroneous on its face for this reason. I informed the parties that I was cancelling the order and would hear the application anew. The parties then reached a settlement to resolve both applications.

It is ordered that:

1. The request to review order LTB-T-025330-22 issued on October 14, 2022 is granted and the order is cancelled.

On consent of the parties, it is ordered that:

2. The Landlord shall pay the Tenant \$15,000.00.
3. If the Landlord does not pay the Tenant the full amount owing by August 5, 2026, the Landlord will owe interest. This will be simple interest calculated from August 6, 2026 at 4.00% annually on the balance outstanding.
4. This order resolves both applications and all issues arising out of the tenancy.

June 5, 2026

Date Issued

Richard Ferriss

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.