



Order under Section 31 Residential Tenancies Act, 2006

Citation: Anadranistakis v Wakim, 2026 ONLTB 45923

Date: 2026-06-11

File Number: LTB-T-032997-22

In the matter of: 224 University Crescent
London Ontario N6A2L5

Between: Sophia Anadranistakis Tenants
Michelle Hunt

And

Nathalie Wakim Landlord

Sophia Anadranistakis and Michelle Hunt (the 'Tenants') applied for an order determining that Nathalie Wakim (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.

This application was heard by videoconference on July 24, 2024, and reconvened on June 9, 2026.

The Landlord's Legal Representative, Patrick Pacheco and the Tenants' Legal Representative Grayson McManus and the Tenant, Michelle Hunt attended the hearing. Michelle Hunt advised she was acting as agent on consent for the other named Tenant, Sophia Anadranistakis.

At the hearing, the parties before the LTB consented to the following order. I was satisfied that the parties understood the consequences of their consent.

It is agreed by the parties that:

1. This represents a full and final settlement of all issues between the parties for the T2 application, LTB-T-032997-22 and all future claims or applications with regards to the tenancy at 224 University Crescent, London, ON, N6A 2L5.

It is ordered on consent that:

1. The Landlord shall pay to the Tenants \$2,000.00 in full satisfaction of this herein consent to Michelle Hunt on behalf of all the Tenants.
2. The Landlord's Legal Representative's Office shall provide payment as abovementioned on or before June 19, 2026.
3. The Tenant Michelle Hunt shall provide a void cheque to the Tenants' Legal Representative who will forward the void cheque to the Landlord's Legal Representative, forthwith, so that the Landlord can make the payment outlined in paragraph 1.
4. If the Landlord does not pay the Tenants the full amount as outlined in paragraph 1 on or before June 19, 2026, the Landlord will start to owe interest. This will be simple interest calculated from June 20, 2026, at 4.00% annually on the balance outstanding.

June 11, 2026

Date Issued

Panagiotis P. Roupas

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.