



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

Citation: Mamychева v 1000976838 ONTARIO INC., 2026 ONLTB 46677

Date: 2026-06-11

File Number: LTB-T-078816-24-RV

In the matter of: 2, 124 MAIN ST W
HUNTSVILLE ON P1H1W6

Between: Elena Mamychева Tenant

And

1000976838 ONTARIO INC. Landlord

Review Order

Elena Mamychева (the 'Tenant') applied for an order determining that 1000976838 ONTARIO INC. (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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was resolved by order LTB-T-078816-24 issued on January 12, 2026.

On January 28, 2026, the Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing.

Determinations:

1. The order under review dismisses the Tenant's T2 application.
2. The Tenant submits that there are serious errors in paragraphs 14 and 17 of the order. Both of these paragraphs determine that the Member is not satisfied that the Landlord harassed the Tenant or substantially interfered with the Tenant's reasonable enjoyment of the premises. Paragraph 14 is about a dispute regarding use of the basement and paragraph 17 is about a dispute as to who is responsible for paying the costs of hydroelectricity.
3. The Tenant submits that the Member's reasoning relies on events that took place after the impugned communications took place. In both instances, the Landlord had sent

communications to the Tenant asserting positions that were incorrect about the terms of the tenancy and then ceased these communications after learning that his positions were incorrect. The Landlord only learned that his positions were incorrect after making his own inquiries. In both instances the Tenant could have given the Landlord information or a document that would have resolved the dispute earlier but did not. Paragraph 14 notes that the Tenant did not respond to the impugned emails to explain the arrangement made with the prior landlord. Paragraph 17 notes that there are only two emails in issue and there is no evidence that the Tenant notified the Landlord of the prior arrangement about utilities.

4. Given that the Tenant could have resolved both of these disputes earlier by providing information to the Landlord, the Member's determination that the Landlord's conduct did not constitute substantial interference or harassment is reasonable. The Landlord would not know his communications were considered egregious until he knew the proper terms of the agreement. The Tenant has the right to be free of substantial interference with their reasonable enjoyment of the premises. The Tenant did not take reasonable steps to inform the Landlord that they were bothered by the emails about the basement and could have provided information that would have ended the dispute. With respect to the utilities issue, the Landlord had sent only two emails about this issue. That is not substantial.
5. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-T-078816-24 issued on January 12, 2026 is denied. The order is confirmed and remains unchanged.

June 11, 2026
Date Issued

Renée Lang
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.