



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-094649-25

In the matter of: 1, 893 AVENUE RD
TORONTO ON M5P2K7

Between: Laura Elisa Barrios Sánchez Tenant

And

Steve and Linda Takieddin Landlords
Sam Takieddin

Laura Elisa Barrios Sánchez (the 'Tenant') applied for an order determining that Steve and Linda Takieddin and Sam Takieddin (the 'Landlords'):

- entered the rental unit illegally;
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household; and
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

An Adjudicative Case Conference ('ACC') was held by videoconference on June 16, 2026. The Tenant, the Tenant's translator, Lorena Barrios, the named Landlord, Sam Takieddin, the Legal Representative for the named Landlords, Kristopher Flores, and Sabrina Marchionne, who is the Legal Representative for the owner of the rental property, Berkley Property Management, attended the ACC.

Determinations:

1. The Legal Representative for the named Landlords objected to the naming of the Landlords in the application on the basis that they were not landlords but were tenants who had a tenancy agreement with the owner landlord, Berkley Property Management.
2. At the hearing, the Tenant sought to withdraw the application. There was no opposition to this request, and I consented to the request.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

June 26, 2026
Date Issued

Rachel Gibbons
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.