



Order under Section 31 Residential Tenancies Act, 2006

Citation: Woods v 911294 Ontario Limited, 2026 ONLTB 48936

Date: 2026-06-26

File Number: LTB-T-016660-26

In the matter of: 5219 Highway 11 North
Oro-Medonte ON L3V8J3

Between: Bobby J Woods Tenant

And

911294 Ontario Limited Landlord

Bobby J Woods (the 'Tenant') applied for an order determining that 911294 Ontario Limited (the 'Landlord') entered the rental unit illegally.

This application was heard by videoconference on June 19, 2026.

The Tenant's Representative, Vidy Matadeen, the Landlord's Representative, Jillian Brazda, and the Tenant attended the hearing.

Determinations:

1. The issue before the LTB is that the Tenant is currently unable to possess the rental unit because of the actions of an occupant, Janet Roberts.
2. The Tenant submitted that there is currently an enforceable order from the Ontario Court of Justice (3811-998-26-38200885 & 3811-998-25-38200887) that prevents the Tenant from being within 100m of the rental unit.
3. The Tenant submitted that the Landlord has not changed the locks.
4. The Tenant stated that the issue is that the Landlord has a duty to remove the occupant from the rental unit.
5. The Landlord has the legal right, through the LTB's processes, and pursuant to section 100 of the *Residential Tenancies Act, 2006*, (the 'Act') to remove an unauthorized occupant. However, that option is only there if there has been an attempted transfer of the tenancy, either by sublet or assignment without the consent of the landlord. The Tenant has not transferred the tenancy as they still want possession of the rental unit. Therefore, section 100 of the Act does not apply in this circumstance.

6. The Tenant is not allowed in the unit by virtue of an order of the Ontario Court of Justice, not by the Landlord.
7. The issue is between the Tenant and the occupant, and a determination needs to be made through the civil courts to determine possession, however the LTB does not have the jurisdiction to make such a decision as this issue is not between a landlord and a tenant.
8. Since the issue giving rise to the application does not appear to involve the Landlord, nor is there any remedy available to order a landlord to address these circumstances under the Act, the Board must dismiss this application.

It is ordered that:

1. The Tenant's application is dismissed.

June 26, 2026

Date Issued

Robert Brown

Vice Chair, 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.