



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

Citation: Lewis Rowe v Olori, 2026 ONLTB 50787

Date: 2026-06-29

File Number: LTB-T-049815-22-RV2

In the matter of: 13, 189 Vaughan Rd
Toronto ON M6C2M4

Between: Amber Lee Lewis Rowe Tenant

And

Buchi Olori Landlord

Review Order

Amber Lee Lewis Rowe (the 'Tenant') applied for an order determining that Buchi Olori (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.

This application was resolved by order LTB-T-049815-22 issued on May 29, 2024. The Tenant requested a review of the order. The Tenant's review was granted and the application was heard de novo. The application was then resolved by order LTB-T-049815-22-RV, issued June 3, 2026.

On June 25, 2026, the Tenant requested a review of order LTB-T-049815-22-RV.

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

Determinations:

1. The order under review grants the Tenant's T2 application.
2. The Tenant submits that the order fails to address the Tenant's allegation of coercion. However, neither the original application nor the amended application specifically allege coercion. Even so, at paragraph 28 of the order the Member recognized that "the Landlord took advantage of the balance of power in the landlord/tenant relationship to dictate terms without making a fulsome consideration of what the Tenant was requesting." This could be considered characterizing the Landlord's conduct as coercive.

3. In any event, the Member found that the Landlord had substantially interfered with the Tenant's reasonable enjoyment of the premises by failing to accommodate the Tenant's disability. The order awards the Tenant \$1,000.00 in compensatory damages and directs the Landlord to facilitate the Tenant to pay rent using e-transfers. Neither of these remedies hinged on whether the Landlord's conduct was characterized as substantial interference, harassment, or coercion. The Tenant does not submit that the Member failed to consider ordering any particular remedy claimed by the Tenant and the Tenant does not submit that the quantum of damages ordered is unreasonably low. I am therefore not satisfied that the "failure" to address coercion constitutes a serious error (if it is an error at all) because it is not material to the outcome of the proceedings.
4. The Tenant submits that the order misstates the Landlord's agent's testimony regarding grace periods. Paragraph 9 the order states that the Landlord had extended the Tenant a 7-10 day "grace period" to "pay rent via the banking system or by mailing a cheque." The Tenant submits that the Landlord's agent did not give any testimony that there were grace periods provided regarding payments via a banking system or by mail. If the Landlord's agent's testimony was mis-stated as alleged, it is not a serious error because it was not material to the outcome. Whether grace periods were granted or for what reason did not affect that the Landlord was ordered to pay damages to the Tenant and was ordered to allow the Tenant to pay rent by e-transfer. I am therefore not satisfied that this was a serious error, if it was an error.
5. The Tenant submits that the evidence does not support that the Landlord was "well-meaning" on the issue of payment methods. The Tenant has not referred to any evidence that contradicts this characterization, which appears at paragraph 22 of the order. Also, this characterization did not affect the remedies ordered and so this characterization, even if it was made in error, did not affect the outcome of the proceedings. I am therefore not satisfied that it was a serious error to characterize the Landlord as "well-meaning," if it was an error.
6. 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-049815-22-RV issued on June 3, 2026 is denied. The order is confirmed and remains unchanged.

June 29, 2026
Date Issued

Renée Lang
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.