



Order under Section 16.1 of the
Statutory Powers Procedure Act
and the **Residential Tenancies Act, 2006**

File Number: TET-03929-19-IN3
TET-05664-19-IN3
TEL-14131-20-IN2

In the matter of: 24 DON HADDEN CRESCENT
SUNDERLAND ON L0C1H0

Between: Eran Oz Landlords
Jennifer Oz

and

Charles Shearer Tenants
Jenna Shearer

INTERIM ORDER

Eran Oz and Jennifer Oz (the 'Landlords') applied for an order to terminate the tenancy and evict Charles Shearer and Jenna Shearer (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe. (L1 application)

The Tenant applied for an order to determine whether the *Residential Tenancies Act, 2006* (the 'Act') applies. (A1 application)

The Tenant also applied for an order determining that the Landlords or the Landlords' superintendent or the Landlords' agent harassed, obstructed, coerced, threatened or interfered with the Tenant, entered the rental unit illegally and substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of the Tenant's household. (T2 application)

The Tenant also applied for an order determining that the Landlords failed to meet the Landlords' maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards. (T6 application)

The following list the dates and locations and which applications were heard during those times:

- A1, T2 and T6 applications - in Whitby on January 10, 2020
- All applications – February 26, 2021 in Board video conference room 47
- All applications - March 1, 2022 in Board video conference room 139
- All applications - March 10, 2022 in Board video conference room 147
- All applications – April 7, 2022 in Board video conference room 131

- All applications – April 21, 2022 in Board video conference room 136
- All applications – June 13, 2022 in Board video conference room 129

Throughout the hearings the first-named Tenant and the first-named Landlord attended the hearings. The second-named Tenant and second-named Landlord attended most of the hearings or allowed their counterparts to present their positions. As of February 26, 2021, the Landlords' representative, Daniel Greanya, attended the hearings as well.

It is ordered that:

1. On or before **November 25, 2022**, at **12:00 p.m.** the Tenants and Landlord shall provide to the other and file with the Board, any final submissions for all three applications.

November 18, 2022

Date Issued



Shelby Whittick

Member, Landlord and Tenant Board

Toronto East-RO
2275 Midland Avenue, Unit 2
Toronto ON M1P3E7

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