



## **Order under Section 30 Residential Tenancies Act, 2006**

**File Number:** LTB-T-001789-24

**In the matter of:** 2, 372 Adelaide Ave., West  
Oshawa ON L1J2R6

**Between:** Labelle Lynne Michelle Tenant

**And**

Mahejebeen Sayed Landlord  
Nazar Sayed

Labelle Lynne Michelle (the 'Tenant') applied for an order determining that Mahejebeen Sayed and Nazar Sayed (the 'Landlord')

- failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.
- 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 heard by videoconference on November 27, 2025.

The Landlord and the Tenant attended the hearing.

### **Determinations:**

1. The Tenant's T2 and T6 applications were filed pursuant to s.29(1) of the *Residential Tenancies Act, 2006* ('the Act') and allege the Landlord has breached maintenance and repair obligations under s.20(1) of the Act, and that the Landlord breached s.22 of the Act by substantially interfering with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
2. The Tenant's application was filed with the Board January 8, 2024.
3. The Tenant testified that she moved out of the rental unit January 7, 2023. It is not disputed that the events referenced in the T2 and T6 took place in November 2022 and December 2022.

4. Section 29(2) of the Act provides that T2 and T6 applications cannot be filed more than one year after the day the alleged conduct giving rise to the application occurred.
5. In this case, the Tenant filed these the applications more than one year after the day the alleged conduct giving rise to the application occurred as required by s. 29(2) of the Act. Therefore, the Board does not have the authority to consider these applications.

**It is ordered that:**

1. The Tenant's applications are dismissed.

**January 9, 2026**  
**Date Issued**

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**Samantha Greaves**  
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.