



Order under Section 135 Residential Tenancies Act, 2006

Citation: Dietrich v Shane, 2026 ONLTB 1048

Date: 2026-01-09

File Number: LTB-T-063970-25

In the matter of: 1, 702 BarryDowne Road
Sudbury ON P3A3T5

Between: Dennielle Monique Dietrich Tenant

And

John Shane Landlord

Dennielle Monique Dietrich (the 'Tenant') applied for an order determining that John Shane (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on December 22, 2025.

The Landlord and the Tenant attended the hearing.

Determinations:

1. It is undisputed that this application relates to a maintenance issue. The Tenant alleges that the Landlord failed to perform a refrigerator repair.
2. Therefore, the application is not a T1, but it is properly filed as a T6 maintenance application.
3. The Tenant is still within the one year limitation period pursuant to subsection 29(2) of the *Residential Tenancies Act, 2006* (the 'Act'), to file a valid T6 application.

It is ordered that:

1. The Tenant's application is dismissed.

January 9, 2026
Date Issued

Nancy Morris
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.