



Order under Section 30, 31, and 130 Residential Tenancies Act, 2006

File Number: LTB-T-095320-23

In the matter of: 1, 104 Cameron Street East
Cannington ON L0E1E0

Between: Jennifer Taylor Tenant

And

Sherrill Stafford Landlord
STAFFORD ENTERPRISES

Jennifer Taylor (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to:

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.
- 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.
- a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on September 10, 2025.

The Tenant and the Landlord's Legal Representative Kimberley Covey attended the hearing.

Request for an Adjournment:

1. The Tenant requested an adjournment on the following grounds:
 - She suffers from epilepsy, episodic disability, anxiety, depression, PTSD, and cognitive impairment, which she states interfere with her ability to prepare legal documents.
 - She states she only recently obtained limited weekend support as of September 6, 2025.
 - The Tenant indicates she submitted an adjournment request by email on August 23, 2025, citing Rules 21.7 and 21.8 but acknowledged she mistakenly referenced Rule 23 due to cognitive difficulties.

- The Tenant states she needs records from the Landlord (through prior subpoenas or requests) to properly amend her applications.
 - She states her seizures increased since May 2025 and that she cannot meaningfully participate in the hearing without assistance.
2. The Landlord's Legal Representative Ms. Covey opposed the adjournment stating that has had 13 months prior to the ACC and an additional 9 months after the ACC, totalling 22 months since filing the application to prepare and amend her application. The Tenant has not uploaded any evidence, despite repeated opportunities. Lastly, granting an adjournment would be highly prejudicial to the Landlord given 22 months has passed and the application has failed to advance.
 3. I accept the Tenant's health condition but find they do not explain or justify the full extent of the 22-month delay.
 4. During submission I advised the Tenant if she wishes to consent merging her application with the Landlord's L2 application, the Tenant declined this option.
 5. I look at the history of the file:
 - **The Tenant filed this application on November 27, 2023**
 - **An ACC was held on December 5, 2024**
 - **The Board issued an Interim Order on December 13, 2024, with directions about uploading evidence**
 - **This Hearing date was September 10, 2025- Total time 21 months 13 days**
 6. The Tenant's failure to serve evidence on the Landlord and comply with the interim order constitutes a serious breach of procedural fairness. Hearings before the Board are not intended to proceed in an 'ambush' style, where one party is deprived of the opportunity to understand and respond to the claims against them. The disclosure process ensures transparency and fairness, making it incumbent upon the Tenant to provide particulars well in advance of the hearing. By ignoring the instructions set out in the interim order and taking no steps to advance their application, the Tenant has not only delayed the resolution of this matter but also compromised the Landlord's right to prepare a proper defense. This lack of compliance and engagement with the process cannot be condoned.
 7. The Landlord's right to know the claims being made against them and providing the Landlord the adequate opportunity to know the issues in a timely manner, outweighs the prejudice to the Tenant who had ample opportunity to perfect their application during the life cycle of this matter.
 8. As a result, the Tenant's application shall be dismissed, as the Tenant breached paragraphs 4 of the Interim Order and has done nothing to advance their application.

9. For all these reasons, I denied the adjournment request. The Tenant did not follow the interim order issued on December 13, 2024, and in the 21 months since the application was filed, nothing has been done to advance the file.
10. The Board can dismiss the application due to the absence of evidence and witnesses, emphasizing the necessity for applicants to substantiate their claims.
11. As no evidence was presented to support the claims in the T2,T3/T6 application, I dismissed the Tenants T2,T3/T6 application.

It is ordered that:

1. The Tenant's application is dismissed.

January 9, 2026
Date Issued

Anthony Bruno
Member, Landlord and Tenant Board

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