



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-074419-24

In the matter of: 3246 CLARA DR
MISSISSAUGA ON L4T2C7

Between: Antinet Badoo Tenants
Natasha Badoo
Rashaan Badoo

And

Clive Hall Landlord

Antinet Badoo, Natasha Badoo and Rashaan Badoo (the 'Tenants') applied under section 31 (a T2 application) for an order determining that Clive Hall (the 'Landlord'): [blank – no allegations in the T2 application]

This T2 application was heard by videoconference on November 24, 2025.

Two of the Tenants, Antinet Badoo and Natasha Badoo, and the Landlord attended the hearing. Shauna-Kay Phillips was also in attendance, stating that she was a co-landlord. The Tenants opted not to consult with Tenant Duty Counsel.

Determinations:

1. At the beginning of the hearing, I raised a preliminary issue in respect of the T2 application having been filed by the Tenants without allegations or remedies being set out. The parties were identified in the T2, the Tenants indicated the tenancy had begun on April 2, 2017 and the application was signed/dated, but otherwise the T2 application was blank.
2. The parties before me did agree that the tenancy is no longer active, as the Tenants moved out of the rental unit on November 1, 2024.
3. Case law authority in respect of the preliminary issue comes from the decision in *Ball v. Metro Capital Property [2002] O.J. No. 5931 (Divisional Court)* ("Ball"). In Ball, the Court concluded the underlying notice (N5) lacked sufficient details and therefore was invalid. While Ball dealt with a landlord's application to evict, the decision therein applies for tenant applications in my view.
4. In Ball, the Court held that "*Particulars should include, dates and times of the alleged offensive conduct together with a detailed description of the alleged conduct...*"

5. The Court also stated in Ball that the responding party has a need “*to know the specific allegations made so that she/he can be in a position to know the case that must be met; to decide whether to dispute the allegations made before the Tribunal; and to consider whether to stop the conduct or activity or correct the omission...*”
6. In the case before me, the T2 application is essentially blank. There are no allegations. As well, the application contains no particulars as to the dates, times and occurrences/actions of the Landlord that the Tenants intend to raise. In the T2, the Tenants also fail to identify the remedies sought against the Landlord.
7. Consequently, I find that the T2 application lacks sufficient particulars as to the allegations, the dates and times or even the occurrences/actions of the Landlord, and there are no remedies requested. There is no way the Landlord can be in any position to know the case to be met. I find this T2 application must be dismissed.
8. It is noted the Tenants present opted not to request a withdrawal of the T2 application.

It is ordered that:

1. The Tenants’ T2 application is dismissed.

January 9, 2026

Date Issued

Alex Brkic

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.