



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-101325-25

In the matter of: unit 2, 278 Maurice Street
London ON N6H1C5

Between: Alexis Coleby
Vivian Momoh
Tenants

And

Kacper Brzozowski
Landlord

Alexis Coleby and Vivian Momoh (the 'Tenants') applied for an order determining that Kacper Brzozowski (the 'Landlord'):

- 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.

This application was heard by videoconference on December 23, 2025.

The Landlord's Representative Timothy Mobberley, the Landlord's Agent Danica Brkic, the Tenants' Representative Candice Fogarty and the Tenants attended the hearing.

Preliminary Issue:

1. The Landlord's Representative requested the Tenants' application be dismissed as it is the wrong application. The Landlord's Representative's position is that the proper application is a T6 application for maintenance.
2. The Landlord's Representative submitted that the issue in the application is related to heat, which has been resolved, and the portion of utilities payable by the Tenants. He further submitted that the Tenants' application requests no remedies either than moving and/or storage costs although the Tenants still reside in the unit.
3. The Tenants' Representative submitted that the correct application was filed, as the lack of heat was a result of threats by the Landlord.
4. The Tenant's Representative also agreed that the Tenants' application sought no remedies.

5. Considering that no remedies were sought by the Tenants, I found it appropriate to dismiss the Tenants' application.

It is ordered that:

1. The Tenants' application is dismissed.

January 7, 2026
Date Issued

Brenda Mercer
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.