



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-049079-25

In the matter of: B, 194 SOUTH CHANNEL DR
KESWICK ON L4P2N3

Between: Joseph Michael Mofford Applicant

And

Ontario inc Landlord
Danrong Shao

Joseph Michael Mofford (the 'Applicant') applied for an order determining that Ontario inc and Danrong Shao (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.
- withheld or interfered with their vital services or care services and meals in a care home. (T2 Application)

Joseph Michael Mofford (the 'Applicant') also applied for an order determining that Ontario inc and Danrong Shao (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. (T6 Application)

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

The Landlord's Representative Yun Tao Li, the Landlord Danrong Shao and the Applicant attended the hearing.

Preliminary Issue:

1. The Landlord's Representative requested the application be dismissed because the Applicant was a roommate of the Tenant and therefore was not a tenant and had no right to bring a tenant application before the Board.
2. The Landlord's Representative submitted a copy of an LTB Order from a hearing on August 12, 2025, which lists the Tenant as Tom Twaddle.
3. The Applicant, when questioned, submitted that he has lived in the unit with the Tenant for an extensive period of time, but acknowledged that he is not a tenant on the lease.

4. Based on the information before me, I find that the Applicant is a roommate of the Tenant and not a tenant himself, therefore, I have no jurisdiction to hear the matter and the application must be dismissed.

It is ordered that:

1. The Application is dismissed.

January 9, 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.