



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-021039-25

In the matter of: 105, 155 Lake Shore Drive
Etobicoke ON M8V2A1

Between: Yuriy Antoshkiv Tenant

And

Interrent Landlord

Yuriy Antoshkiv (the 'Tenant') applied for an order determining that Interrent (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on November 27, 2025.

The Landlord's legal representative, Daniel Abraham and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. The Tenant filed a T2 application on March 11, 2025. The Tenant application alleges the Landlord has taken the Tenant's parking spot away sometime in February 2025.
3. The Tenant is seeking a single remedy in the T2 application under remedy 11 for "other remedies" and states:

I want Interrent to acknowledge the mistake they made and just give my outdoor spot 1 back. I have nowhere to park.

4. The Landlord's legal representative stated that the Tenant has filed the incorrect application for the claims of a reduction in services and requested the Board dismiss the application.

The Residential Tenancies Act, 2006 (the "Act") and Analysis

5. Section 130 of the Act states:

Reduction in services

130 (1) A tenant of a rental unit may apply to the Board for an order for a reduction of the rent charged for the rental unit due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex. 2006, c. 17, s. 130 (1).

6. Under section 2 of the Act, services and facilities includes parking.
7. While it is not uncommon for unrepresented parties to file the wrong application type with the Board, I acknowledge there are some cases where proceeding on the wrong application may be reasonable. For example often claims made on a T2 application can reasonably be applied on a T6 application, or vice versa, and the member may decide to proceed.
8. The Board has set out application types to specifically address issues a tenant can raise, and the specific remedies available to the tenant.
9. In this case, I find the Tenant's claims do not properly fit within the context of the T2 application as the Act clearly defines reduction in services to include parking.
10. Before dismissing the application I considered any prejudice to the Tenant and whether there was limitation of time for the Tenant to file the proper application.
11. Given the Tenant's claim of the Landlord's breach occurred in February 2025, as of the day of issuing this order the Tenant still has time to file an application.
12. I also note that during the hearing I advised the Tenant he could file a new application immediately after the hearing in or order to meet the one year requirement for filing his application.
13. Although this order does not specifically address each piece of evidence individually or reference all the testimony, I have considered all of the evidence presented at the hearing and all of the oral testimony when making my determinations.
14. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Tenant's application is dismissed.

January 9, 2026
Date Issued

Greg Brocanier
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.