



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-075640-24

In the matter of: 811, 100 Parkway Forest Drive
Toronto ON M2J1L6

Between: Mia Rogers Tenant

And

Hazelview Property Landlord

Mia Rogers (the 'Tenant') applied for an order determining that Hazelview Property (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.

This application was heard by videoconference on January 8, 2026.

The Tenant and the Landlord's Legal Representative Peter Lopez attended the hearing.

Determinations:

1. At the hearing, I raised a preliminary issue with the Tenant concerning the details of the claims being made in the application. Some of the maintenance issues claimed in the application do not adequately set out to the Landlord when the issues began.
2. The application alleges maintenance issues have been ongoing for years at the rental unit. The tenancy began in 2010. The application states the Landlord was advised of the issues on January 28, 2015. The application also references a flood in 2016 and claims maintenance issues that began on various dates in July. The year these issues began is not identified.
3. An adjudicative case conference for this application was held on June 9, 2025. The Landlord submitted the inadequate dates of when issues began was addressed at the case conference.
4. On June 13, 2025, the Board issued an interim order setting out that the Tenant may request an amendment to the application in accordance with Rule 15 of the Board's Rules of Procedure. The Tenant did not submit a request to amend the application in advance of the hearing.

5. The Landlord submitted they provided evidence to the Tenant as best they could given the significant number of years that the application appears to span. When I reviewed the application, I was confused as to when many of the issues began relative to the assertion the Landlord was advised of the maintenance concerns on January 28, 2015. I did not find it would be procedurally fair to the Landlord to proceed with claims that essentially required them to guess which of the several years the Tenant was alleging maintenance issues arose and then went unattended.
6. I explained to the Tenant I did find some of her claims had been sufficiently set out and that I was prepared to hear and consider them. I advised the Tenant I would not hear the issues she wanted to raise that did not adequately set out the dates the issues are said to have begun due to procedural fairness concerns.
7. The Tenant stated she wanted to raise all of her issues and that she would refile her application. The Tenant requested the consent of the Board to withdraw this T6 application. Pursuant to section 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consented to the request.

It is ordered that:

1. The Tenant's application is withdrawn. The Board's file is closed.

January 16, 2026
Date Issued

John Cashmore
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.