



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-027423-25

In the matter of: 31, 35 Linden Ave
Kitchener ON N2G4T6

Between: Jessica Zottl Tenant

And

Kitchener Housing Landlord

Jessica Zottl (the 'Tenant') applied for an order determining that Kitchener Housing (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.

This application was heard by videoconference on November 21, 2025.

The Landlord's legal representative, P. Schroeder and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. The Tenant's application does not provide any specific information with respect to dates and times of the alleged incidents and what they are specifically alleging. While the application provides a vague summary about alleged unspecified issues with unspecified neighbours, it fails to clearly and concisely set out the specific facts upon which the application is based. Essentially, by failing to provide particulars in the application with respect to the dates and times of the alleged incidents, and what the allegations are, the expectation placed on the Landlord is that they must account for virtually every minute of every day in the tenancy in order to put forth a defence to the application. This is not reasonable.
3. Further, the remedy requested in the application is one which the Board has no jurisdiction to award.
4. As such, the Tenant's application is dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 20, 2026
Date Issued

Emily Robb
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.