



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-038380-25

In the matter of: 1, 75 PEPPERWOOD CRES
KITCHENER ON N2A 2R4

Between: Melissa Gissing Tenant

and

Subhadip Ghosh Landlord

Melissa Gissing (the 'Tenant') applied for an order determining that Subhadip Ghosh (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 came before me for a mandatory adjudicative case conference in videoconference 136 on January 13, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. This application made on May 8, 2025, whose particulars were verified by the Tenant in evidence, claims discrete breaches that allegedly occurred before May 8, 2024 which is outside the one-year limitation set-out in the subsection 29(2) of the *Residential Tenancies Act, 2006* (the 'Act'). Accordingly, the application must be dismissed because the Board has no jurisdiction to entertain claims that are barred by statute.

It is ordered that:

1. The application is dismissed.

January 16, 2026
Date Issued

Nersi Makki
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.