



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-039256-25

In the matter of: 46 ARTHUR AVE
BARRIE ON L4M6H4

Between: Diana Bubola Tenant

And

Varduhi Manukyan Landlords
Ohannes Jamoukjian

Diana Bubola (the 'Tenant') applied for an order determining that Varduhi Manukyan and Ohannes Jamoukjian (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on January 12, 2026. The Tenant's agent John Mackeigan attended the hearing. The Landlord Varduhi Manukyan attended the hearing on behalf of both Landlords. The Landlord's legal representative Tigran Sandukhchyan attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. At the hearing it was raised that the application was not filed by the Tenant, nor a legal representative. The Tenant provided written authorization to the LTB on December 8, 2025 which authorizes John Mackeigan to speak on her behalf at the hearing.
3. The application was filed and signed by John Mackeigan which he does not dispute. John Mackeigan states that he is not a licensed legal representative.
4. Section 185 of the *Residential Tenancies Act, 2006* (the 'Act') stipulates the following:

Form of application

185 (1) An application shall be filed with the Board in the form approved by the Board, shall be accompanied by the prescribed information **and shall be signed by the applicant [emphasis mine]**. 2006, c. 17, s. 185 (1).

Application filed by representative

(2) An applicant may give written authorization to sign an application **to a person representing the applicant under the authority of the *Law Society Act* and, if the applicant does so, the Board may require such representative to file a copy of the authorization [emphasis mine].**

5. I find that the application was not filed by the Tenant, or a legal representative which contravenes the requirements set out within section 185 of the Act. This was confirmed at the hearing by John Mackeigan who confirmed that he filed and signed the application on behalf of the Tenant.
6. I determined that this error could not be cured by an amendment to the application and stated at the hearing that the application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 21, 2026
Date Issued

Kimberly Parish
Vice Chair, 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.