



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-031518-25

In the matter of: 608, 298 HEMLOCK ST
WATERLOO ON N2L0K8

Between: Yucen Huang Tenant

And

Management Team at 298 Hemlock Inc. Landlord

Yucen Huang (the 'Tenant') applied for an order determining that Management Team at 298 Hemlock Inc. (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.

This application came before the LTB by way of Adjudicative Case Conference (ACC) which was conducted by videoconference on January 7, 2026.

The Landlord's legal representative, James Roussy and the Tenant attended the ACC.

Determinations:

1. The Tenant filed a T2 Application about Tenant Rights alleging breaches of the *Residential Tenancies Act, 2006* (the "Act"). Based on the submissions of the parties, I find that the conduct giving rise to the application occurred after the tenancy had ended.
2. The Board's jurisdiction under section 29 of the Act is limited to determining alleged breaches that arise during a tenancy. Where the tenancy has terminated, the Board does not have jurisdiction to adjudicate allegations of landlord conduct occurring after the end of the tenancy.
3. As the events relied upon by the Tenant occurred after the tenancy ended, the Board lacks jurisdiction to consider the application. Accordingly, the T2 application is dismissed.

It is ordered that:

1. The Tenant's T2 application is dismissed. The Board's file is closed.

January 22, 2026

Date Issued

Christina Philp

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.