



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-048263-22-RV2

In the matter of: 1, 372 BLAKE BLVD
VANIER ON K1L6L2

Between: Rachel Bertrand Tenant

And

Multifaith Housing Initiative Landlord

Rachel Bertrand (the 'Tenant') applied for an order determining that Multifaith Housing Initiative (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 is the T2 Application.

The Tenant also applied for an order determining that 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 is the T6 Application.

These applications were heard by videoconference on January 13, 2026.

The Tenant, the Landlord's Agent, Sarah Lorenz, and the Landlord's Legal Representative, Michael Thiele, attended the hearing.

Determinations:

Procedural History

1. The Tenant's applications first came before the LTB on November 22, 2023. This hearing was adjourned on consent of the parties.
2. On June 10, 2024, the hearing of the applications was adjourned due to issues with the applications that required the Tenant to amend her applications.
3. On July 24, 2024, VC Shea issued an endorsement in which he wrote, in part:

This is a combined T2/T6 application. I was scheduled to be heard by me on 10 June 2024. I converted that attendance to a Case Management Hearing.

The application was filed on 28 March 2022. That means that the LTB is able to provide a remedy going back to 28 March 2021. A number of the issues raised by the Tenant arose prior to 28 March 2021 or were resolved prior to 28 March 2021. Other of the issues raised by the Tenant are not matters for which a remedy can be provided by the LTB. The purpose

do the CMH was to narrow the issues to be determined and address how the Tenant would organize her evidence for the purpose of having the application heard by me on the merits.

The following issues will be the subject of the application when it is heard:

Cockroaches: From move in until 2023.

Humidity in the Unit: January to May of 2021.

Noise from Upstairs Neighbours: March 2021 to March 2022.

Property being stolen from the Unit—Door not Locked after Workers Entered: October 2021.

The Tenant filed a significant volume of documents. For the next hearing, the Tenant is to (re)deliver and (re)file on TOP only the documents upon which she relied in support of the above-noted issues.

4. The hearing was rescheduled to June 2, 2025. Only the Landlord's representative and the Landlord's agent attended the hearing. The Tenant did not sign into the videoconference until 1:00 p.m. as it was her understanding this was the start time for the hearing block. As the Landlord's representative and agent had left the hearing room, the applications were dismissed as abandoned.
5. On July 23, 2025, the Tenant requested a review of the order on the grounds she was not reasonably able to participate in the hearing. On September 9, 2025, order LTB-T-048263-22 was issued granting the Tenant's review request.
6. At the outset of the hearing, the Landlord's representative raised a preliminary issue with respect to the Tenant's "issue lists" stating these lists are confusing as the Tenant's details and remedies are confusing and the Landlord is unable to understand the case to be met.
7. The Landlord's representative was not opposed to the Tenant being provided with additional time to amend the issue lists to include details, the remedies sought, and the evidence identification numbers.
8. The Tenant was provided with information regarding the Landlord's representative's request and confirmed her understanding of the requirements and expectations for the next hearing.
9. The Tenant was advised that her T6 application did not include any reasons or details, and the remedy requested was unclear. She was informed that the T6 application could not proceed in its current form. The Tenant chose to withdraw the T6 application and confirmed that she would proceed solely with her T2 application.
10. On January 15, 2026, the Tenant submitted a request to withdraw her applications and stated:

I've reached my maximum amount of resources. I no longer have the time to continue refining my evidence to be acceptable as I am in school.

11. In accordance with subsection 200(4) of the Act, I consent to the withdrawal of the applications.

It is ordered that:

1. The applications having been withdrawn; the LTB's file is closed.

January 27, 2026
Date Issued

Susan Priest
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.