



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-040174-25

In the matter of: 124, 1046 Country Road
Singhampton ON N0C1M0

Between: Kristin Jackson. Tenant

And

Alan Truscott Landlord

T2 Application

Kristin Jackson. (the 'Tenant') applied for an order determining that Alan Truscott (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.

T6 Application

Kristin Jackson. (the 'Tenant') applied for an order determining that Alan Truscott (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 was heard by videoconference on January 21, 2026.

The Landlord, the Tenant's legal representative, Viktoria Moshkinam, and the Tenant attended the hearing.

Determinations:

1. As the case conference was unsuccessful in resolving the application, the merits of the application shall be heard.
2. The T6 application alleges the following:
 - There is mold in the basement that needs to be treated.
 - The flooring needs to be changed due to flooding.

- There is a crack in the foundation.
- A tree branch in the backyard needs to be cut down and removed.
- There have been overcharges to the utilities (hydro)
- The snowblower is malfunctioning

3. The T2 application alleges the following:

- Lack of notice from the landlord upon entering the rental unit
- The Landlord attending the Tenant's place of employment

It is ordered that:

1. The application is adjourned to a date to be scheduled by the Board. I am not seized.
2. The Board will send the parties a Notice of Hearing for the next hearing date.
3. At least seven (7) days prior to the next hearing date, the parties shall provide each other and file with the Board a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
4. The parties should upload their evidence to the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/. To add your evidence into the portal, log into Tribunals Ontario Portal, choose the file number and select 'Documents, Evidence, and Requests,' and pick 'Submission' in the dropdown menu. If you cannot use the portal, you can send your evidence to the LTB **BY E-MAIL**. The LTB's e-mail address is ltb.evidence@ontario.ca.
5. If a party does not comply with the deadlines for disclosure, the Member may refuse to accept the evidence or consider the issues not disclosed.
6. All evidence should be organized in accordance with the Landlord and Tenant Board's Practice Direction on Evidence:

All documents, photographs and other items provided to the other parties and the

LTB as evidence must:

- a. be readable;
 - b. have consecutively numbered pages; and
 - c. include a list or table of contents identifying each item in order, and by page
7. Any proposed amendments are subject to the parties' submissions and the hearing Member's discretion with respect to whether those amendments will be granted.

8. The Tenant shall notify the Board and the Landlord in writing forthwith if the hearing is no longer necessary and the Tenant wishes to withdraw or abandon the application. This can be done through TOP, or by emailing the Board at: LTB@ontario.ca.

January 23, 2026
Date Issued

Teresa Hunt
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.