



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-056704-24-RV

In the matter of: 932 Old Dundas Road
Dundas ON L9H5E3

Between: Michael Daniel Werezak Tenants
Jennifer Anne Werezak

And

Reginald Akrong Landlord

Review Order

Michael Daniel Werezak and Jennifer Anne Werezak (the 'Tenants') applied for an order determining that Reginald Akrong (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 application was resolved by order LTB-T-056704-24, issued on October 7, 2025.

On November 6, 2025, the Landlord requested a review of the order.

The review was heard by videoconference on January 26, 2026.

The Tenant Jennifer Werezak, the Landlord, and the Landlord's representative Nicholas Klingenberg attended the hearing.

Reasons:

Review

1. The matter was originally heard on May 20, 2025. The Landlord did not attend the hearing, and the application was decided based on the Tenants' evidence.
2. The Landlord requests a review on the basis that he was not reasonably able to participate in the hearing. The application did not include his mailing address, and instead had the address of a real estate agent. The Landlord and Tenant Board (LTB) mailed the Notice of Hearing to the address provided, but the Landlord did not receive it.
3. The Tenants do not oppose the review request. I am satisfied on the evidence that the Landlord was not reasonably able to participate. The review will therefore be granted and a new hearing held.

Interim matters

4. In addition to the issues raised in this application, the Tenants say that three new issues have arisen.
5. First, they say that they are currently without hydro, or partially without hydro, because a circuit breaker has tripped in the basement. The breaker has tripped in the past, but tenants living in the basement unit would turn it back on. There are currently no tenants in the basement, and the Tenants do not have access to turn the breaker on themselves.
6. Second, the Tenants say that the Landlord is required to provide snow clearing, and has not been doing so. Currently only one of the Tenants is living in the unit, and she is not able to clear snow herself due to a disability. As a result, the Landlord's failure to provide snow clearing is preventing the Tenant from coming and going from the unit.
7. Third, the Tenants say that the unit is currently too cold, for two reasons: the lack of hydro is preventing heating, and the roof is improperly insulated.
8. The present application is a T6 application about maintenance. It raises an issue regarding the roof, but does not say that the roof is improperly insulated. The Tenants intend to amend the application to include an allegation about roof insulation, as well as to clarify or expand on the other issues and remedies sought.
9. On January 19, 2026, the Tenants filed a T2 application, LTB-T-005317-26. The application raises several allegations regarding the Landlord's conduct. The Tenants intend to amend that application to add the allegations about the circuit breaker and snow clearing.
10. The Tenants ask that I direct that this matter and the T2 be scheduled to be heard together. In the interim, they ask that I issue an interim order permitting them to hire their own snow clearing service and deduct the cost from their rent, and requiring the Landlord to flip the circuit breaker.
11. I am not persuaded that I would have the jurisdiction to make those orders. The T6 is the only application before me. Further, the T2, which is not before me, does not currently include allegations regarding the circuit breaker or snow clearing. In my view, the proper way for the Tenants to request an interim order would be to amend the T2 (or file a new T2 for the new issues), then file a Request to Shorten Time seeking an urgent hearing of the T2.
12. I am also not persuaded that the two applications should be heard together. The issues raised in the two applications are almost entirely distinct. The only point of overlap is the allegation that low heat in the unit is caused both by a failure to turn on the circuit breaker (T2) and improper roof insulation (T6). Those two issues are also distinct, except inasmuch as they may both be contributing to cold temperatures. Each application raises a great many issues, and it would not be efficient to hear them together.
13. The Tenants' interim requests are therefore denied. In this T6 application, the review will be granted and the matter scheduled for a new hearing. I make no order regarding the T2 application.

It is ordered that:

1. Order LTB-T-056704-24, issued on October 7, 2025, is cancelled.
2. A new hearing of the application shall be held on a date to be scheduled by the LTB.
3. I am not seized.

February 3, 2026

Date Issued

Dale Whitmore

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.