



## **Order under Section 30 Residential Tenancies Act, 2006**

**File Number:** LTB-T-059540-25

**In the matter of:** 129 Riga  
Ottawa ON K2B8N6

**Between:** Mariam McAllister Tenant

**And**

2466604 Landlord

Mariam McAllister (the 'Tenant') applied for an order determining that 2466604 (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 heard by video conference on February 10, 2026.

The Landlord and the Tenant attended the hearing.

### **Determinations:**

1. The preliminary issues as to whether the Board has jurisdiction to hold a hearing about the merit of the Tenant's application was considered. The Board is mandated to ensure the most efficient use of its time and resources, therefore the adjudicative case conference was converted to a hearing since the parties did not reach an agreement.
2. Section 29(2) of the *Residential Tenancies Act, 2006* (the 'Act') provides that a Tenant may apply for an order if the day of the alleged conduct giving rise to the application occurred less than one year.
3. The Tenant did not know the date she vacated even though her application indicates she moved out on February 28, 2023. According to the Landlord however she vacated the rental unit on March 20, 2024. Either date would render the application out of time. The Tenant's application was filed on July 19, 2025 which is 16 months from March 20, 2024 and 29 months from February 28, 2023.
4. The Board has no authority to consider the merits and remedies in the application and to defer this application and direct to a hearing would be a waste of Board's time and resources.

**It is ordered that:**

1. The application is dismissed.

**February 13, 2026**  
**Date Issued**

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**Sandra Macchione**  
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.