



Order under Section 31 Residential Tenancies Act, 2006

Citation: Paquet v Widdowfield, 2026 ONLTB 17093

Date: 2026-02-27

File Number: LTB-T-074109-24

In the matter of: 1, 319 SHAKESPEARE ST
VANIER ON K1L5M1

Between: Daphne Paquet

Tenant

And

Liam Widdowfield

Landlord

Daphne Paquet (the 'Tenant') applied for an order determining that Liam Widdowfield (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; and harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on February 11, 2026.

The Landlord, the Landlord's representative Michael Thiele and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. The Tenant's T2 application alleges that the Landlord harassed them and substantially interfered with them by sharing personal information about them with others over email on August 7, 2024 and November 23, 2023, by pressuring them to sign an N11 through these and other communications, and by bringing an unannounced business partner with them to the rental unit on August 31, 2024, who was rude to the Tenant. The only remedy sought by the Tenant was that the Landlord stop these behaviours.
3. The parties attended an adjudicative case conference on September 17, 2025. As of the case conference's date, the Tenant had uploaded two additional amended applications into the Tribunals Ontario Portal.
4. On September 19, 2025 an interim order was issued in this matter which required that the Tenant serve the Landlord with any amended application by October 16, 2025.

5. The Tenant did not serve the Landlord with any amended application as of the February 11, 2026 hearing date.
6. In the hearing of February 11, 2026 the Tenant requested an amendment to the application to add the additional remedy of an abatement of rent, totalling \$4,075.00.
7. The Tenant did not provide an adequate reason for failing to serve the Landlord. The Tenant stated that they didn't serve the Landlord because the Landlord would have seen their amended application around the time of the adjudicative case conference.
8. The Landlord's representative was opposed to the in-hearing request for an amendment and stated that they did not prepare for a hearing in which an abatement would be claimed. The representative indicated that if they had been served with an amended application, the Landlord would have brought a witness to the hearing to speak to the Tenant's allegations.
9. The Tenant's amendment request was denied. The Tenant did not take steps to serve their application in accordance with the interim order, and I find that it would be prejudicial to the Landlord to require them to proceed with a hearing without having prepared.
10. Given that the Tenant had vacated the rental unit as of the hearing date, the Tenant has no remedies which can be considered, as there is no active landlord and tenant relationship in existence between the parties.

It is ordered that:

1. The Tenant's application is dismissed.

February 27, 2026
Date Issued

Madeline Ntoukas
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.