



**Order under Section 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-041352-24

In the matter of: 3 Magani Ave
Bradford ON L3Z2S8

Between: Jack Buckle Tenant

And

Nancy Dezfooli
mohsen Moradshahi Landlord

Jack Buckle (the 'Tenant') applied for an order determining that Nancy Dezfooli and mohsen Moradshahi (the 'Landlord'):

- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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. (*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. (*T6 Application*)

This application was heard by videoconference on March 3, 2026.

The Tenant, the Landlord, N.D., the Landlord's Legal Representative, Vanessa A. Palumbo, and the Tenant's Legal Representative, Andrew McCaughtrie.

Determinations:

1. At the onset of the hearing, the Tenant requested an adjournment. The Tenant's Legal Representative submitted that he needed more time to prepare and provide disclosure to the Landlord. The Tenant's Legal Representative acknowledged that he did not request the Landlord's consent to reschedule the hearing in advance of the hearing.
2. The Landlord opposed the adjournment request.
3. The Tenant's adjournment request was denied. In making this determination, I considered that the applications were filed on September 17, 2024 and the parties were before the Board for an Adjudicative Case Conference ("ACC") on June 10, 2025. The Tenant's Legal Representative was present for the ACC. A review of the adjournment sheet for the ACC

shows that the parties knew the issues claimed and were provided with directions. Given the history, I find that the Tenant has had ample time to prepare for the proceedings and that adjourning the matter would offend section 183 of the Act which directs the Board to adopt the most expeditious method of determining the questions arising in a proceeding that affords to all persons directly affected by the proceeding an adequate opportunity to know the issues and be heard on the matter.

4. After the adjournment request was denied, the Tenant sought to withdraw the applications. The Landlord did not oppose. As such, I consented to the request.

It is ordered that:

1. The Tenant's applications are dismissed as withdrawn.

March 9, 2026
Date Issued

Vicky Liu
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.