



**Amended
Order under Section 16.1 of the Statutory Powers Procedure Act and the
Residential Tenancies Act, 2006**

File Number: LTB-T-069448-25-IN-AM

In the matter of: lower, 62 HENLEY DR
STONE CREEK ON L8E3S6

Between: Dina Cronin Tenant

And

Akhilesh Shenoy Landlord

INTERIM ORDER

Dina Cronin (the 'Tenant') applied for an order determining that Akhilesh Shenoy (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 videoconference on February 18, 2026 at an Adjudicative Case Conference (ACC).

The Tenant and the Landlord attended the hearing.

This amended interim order is issued to correct the date the tenant moved into the rental unit in paragraphs 2 and 13 from April 1, 2025 to February 1, 2025.

Determinations:

1. The matter did not resolve at the ACC.
2. The Tenant has a laundry list of items which they allege have not been repaired by the Landlord or that they were not repaired within a reasonable amount of time. Some stemming back to the date they moved into the unit on **February 1, 2025**.
3. Both the Landlord and Tenant have engaged in uploading a series of evidence and reply evidence and neither party has organized their evidence appropriately to provide for an expeditious hearing. The Tenant has submitted a large volume of individual submissions on the portal which is difficult to navigate and reference quickly.
4. On this basis, the parties were both directed to submit their complete evidence packages in accordance with the LTB's [Practice Direction on Evidence](#) and to ensure they disclose their single evidentiary document on the other by the agreed deadlines below. Their respective evidence ought to be easily accessible and organized for the hearing date.

5. Both parties agreed that they would accept disclosure evidence and any proposed amendments by email, and they both confirmed they have the other's email address for this purpose.
6. There may be an issue with respect to whether or not all of the Tenants are included on the application and the Tenant requested to amend their application to include the additional Tenant. They promised to do so by March 6, 2026. Any amendments must also be served to the Landlord directly and then uploaded to the portal by this date.
7. This would include any requested amendments to the remedies being sought and must also include particulars such as the following:
 1. The name of the item in disrepair
 2. Which date it was reported to the Landlord
 3. The date that the repair was completed by the Landlord or an indication if it is ongoing
 4. The remedy being sought for the issue.
8. If the Tenant does not amend their application to include specific allegations with dates, then next Member may not consider the issues not properly disclosed.
9. If the parties do disclose documents to the other, then they must also file with the LTB a completed Certificate of Service found under the Forms section of the [LTB website](#). Uploading the documents to the portal without giving the other party a direct copy is not proper service.
10. The parties were directed to review section 20 of the Act regarding the Landlord's obligation for repair and section 27 with respect to entry to the rental unit.
11. Parties were also directed to obtain legal advice in advance of the next scheduled date if they feel it appropriate to do so.
12. The parties are encouraged to review the LTB's [Guideline 5](#) with respect to the Landlord's maintenance obligations.
13. The parties agreed that the tenancy commenced on **February** 1, 2025, but they could not agree on anything else.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The LTB will send the parties a Notice of Hearing for the next hearing date.
3. On or before March 6, 2026, the Tenant shall provide the Landlord and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing. This includes any proposed amendments to the application.

4. On or before March 20, 2026, the Landlord shall provide the Tenant and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
5. If a party does not comply with the deadlines for disclosure in paragraphs 3 or 4, the Member may refuse to accept the evidence or consider the issues not disclosed.
6. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
7. Parties may give disclosed material to the LTB by uploading the material to the Tribunals Ontario Portal ('TOP'). **Uploading material to TOP does not constitute disclosure to the other party unless the parties have agreed in writing to exchange documents via TOP.** Self-represented parties may also file material with the LTB by email. The LTB's e-mail address is ltb.evidence@ontario.ca.
8. To ensure an expeditious hearing, submissions from the parties shall follow the requirements of the LTB as per Rule 19 and the Practice Direction on Evidence which can be obtained from the Landlord and Tenant Board website.
9. For clarity, all documents, photographs and other items provided to the parties and the LTB must:
 - 1) be readable;
 - 2) have consecutively numbered pages; and
 - 3) include a list or table of contents identifying each item in order, and by page number, if more than one item is being submitted.
10. A party may ask the LTB to issue a summons for a witness by completing and filing a Request for LTB to Issue a Summons form. The request must be made as soon as the party becomes aware a summons is required.
11. This matter shall not be scheduled before Member van Huisstede.

March 5, 2026
Date Issued

March 12, 2026
Date Amended

Terri van Huisstede
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.