



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-069053-25

In the matter of: A, 9 WARNOCK ST
CAMBRIDGE ON N1R2A7

Between: BJL CAMBRIDGE CORP. Landlord

And

TINA SMITH Tenant

BJL CAMBRIDGE CORP. (the 'Landlord') applied for an order to terminate the tenancy and evict TINA SMITH (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises

This application was heard by videoconference on November 26, 2025.

Only the Landlord's Agent Sabrina Dubblestyne and Krystal Bedard attended the hearing.

As of 11:22 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Preliminary Issue:

1. The Board raised a preliminary issue regarding the filing of the L2 Application. Specifically, it appeared on its face that the application had been submitted by an unidentified third party on behalf of the Landlord. The application lists Krystal Bedard, who appeared today, as either an employee or the Superintendent of the property; however, her role is not clearly identified. The application also references Sabrina Dubblestyne, who is unknown to the Board, and it is unclear whether she is an employee or a licensee of the Law Society of Ontario.
2. The Landlord's Agent confirmed that the L2 Application was filed by Brad Lamb. However, Mr. Lamb was not identified as a person authorized to represent the Landlord nor was it establish how he possessed the authority to bind the corporate Landlord.

3. Section 185 of the *Residential Tenancies Act* (the Act) states:

185 (1) An application shall be filed with the Board in the form approved by the Board, shall be accompanied by the prescribed information and shall be signed by the applicant.

(2) An applicant may give written authorization to sign an application to a person representing the applicant under the authority of the *Law Society Act* and, if the applicant does so, the Board may require such representative to file a copy of the authorization.

4. In *Rivera v. Eleveld*, 2022 ONSC 446 (CanLii), the Divisional Court found at paragraph 7:

“...The RTA does not define “agent” and uses the term “agent” in many of its provisions that support a broad interpretation of that term. Elsewhere in the RTA, the legislation refers specifically to persons acting under the authority of the *Law Society Act*. Section 185 of the RTA, which applies to applications filed at the LTB, does so. When a landlord applies for relief to the LTB, the landlord must sign the application or authorize someone licensed under the *Law Society Act* to do so. The use of an “agent” is not permitted...”

5. In the Board’s Interpretation Guideline 21 it states:

“However, in accordance with section 185 of the RTA, an application to the LTB must be signed by the party filing the application or a person licensed by the Law Society of Ontario (LSO) to provide legal services. Where the Landlord is a corporation, an employee or any other person with authority to bind the corporation may sign a notice of termination or file an application to the LTB on behalf of the corporate landlord.”

6. I am not satisfied that the application was properly filed. An unidentified individual cannot file an application on behalf of the Landlord. There was no evidence—and the Landlord did not argue—that Mr. Lamb is an employee of the Landlord, a licensee of the Law Society of Ontario, or otherwise authorized to bind the corporate Landlord.

It is ordered that:

1. The L2 Application is dismissed.

March 16, 2026
Date Issued

Anthony Bruno
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.