



Order under Section 31 and 30 Residential Tenancies Act, 2006

Citation: Degan v Golow, 2026 ONLTB 24152

Date: 2026-03-23

File Number: LTB-T-093421-24

In the matter of: 9, 462 Lacie Street
Orillia ON L3V4P8

Between: Glenn Degan Tenant

And

Todd Golow Landlord
TNT Services Plus Inc

Glenn Degan (the 'Tenant') applied for an order determining that Todd Golow and TNT Services Plus Inc (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 (T2) and
- 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)

This application was heard by videoconference on January 21, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The rental unit is located in a 2-storey complex comprised of 12 bachelor type rental units.
3. The Tenant has resided in the complex since May 31, 2018.
4. On October 24, 2024 the Tenant filed a combined T2/T6 application with the LTB.
5. The Tenant alleges that the Landlord has not maintained the rental unit or residential complex, and has not complied with health and safety standards, specifically fire safety

requirements. The T2/T6 applications were filed on the basis of a fire in the complex on September 24, 2024 that started in unit #5.

6. The Tenant testified that:

- September 24, 2024, at approximately 6:00 p.m. he observed smoke coming from Unit #5, that it was visible from the back door and bathroom window and that he called 911, and the fire department attended.
- The cause of the fire originated from a pot left on the stove unattended, with the tenant of unit #5 being reportedly unconscious when the fire started.
- The smoke detector had been removed from the wall, rendering it useless.
- The Tenant became aware that the building did not have accessible fire extinguishers.
- On September 26, 2024 the Tenant attended at the Orillia Fire Department to make a formal complaint regarding lack of fire safety compliance.
- On October 5, 2024 two (2) Fire Marshalls attended at the residential complex however that he was unsure of the outcome of their inspection as nothing was provided to him.
- On October 1, 2024, he sent a letter to the Landlord advising him of the situation however no response was received.
- On October 2, 2024, he once more addressed his concerns with the property manager, "Martin" but that he the dismissed his safety concerns.
- He and other residents are concerned for safety due to the neighbour's history of mental health concerns and the risk of recurrence of fire in the complex as it is his belief that the complex does not have adequate fire safety protocols.

7. The Tenant submitted that he purchased a fire extinguisher on October 1, 2024, and two smoke detectors on October 4, 2024, and incurred \$230.31 out of pocket expenses for which he claims reimbursement from the Landlord. Additionally, that the Landlord be directed to ensure the residential complex is compliant with fire code safety standards in respect of the provision of fire extinguishers, hard-wired smoke alarms and any other fire safety requirements. And that the Landlord submit a fire department inspection report once upgrades are completed.
8. The Landlord testified that the fire of September 24, 2024 was minor in nature resulting in smoke damage only. That the building is equipped with a central smoke alarm system which is compliant with the Fire Code. And while the Tenant alleges non-compliance that there were no orders for compliance issued as against the Landlord in respect of the October 5, 2024 Fire Marshals attendance at the residential complex.
9. That he became aware that the Tenant bought battery operated smoke detectors and taped them to the outside of the building, this being an ineffective method and posed an eyesore for the complex.
10. Since then, two smoke detectors have been added to the outside of the building by the Landlord, while not required by-law, were installed as a safety precaution given the concerns raised.

11. At the time of the hearing both parties submitted opposing oral evidence with respect of fire code and fire safety compliance in respect of the residential complex, however, both parties failed to adduce any evidence to support their positions.
12. On any application before the Board the person who alleges any particular incident or event occurred has the burden of leading sufficient evidence to establish that it is more likely than not that their version of events is true. In this case that burden falls on the Tenant.
13. Here, while the Tenant may have relied upon photographic evidence, expert witness testimony or any order(s) for compliance as issued to the Landlord, no such evidence was provided. I am more compelled to accept the Landlord's oral submissions when noting that while the Tenant attended at the Orillia Fire Department on September 26, 2024 to file a formal report concerning compliance which resulted in an inspection of the residential complex, if there were any issue of non-compliance the Tenant as the reporting party would have been in a position to access any such report or order.
14. In summary, the Tenant has led insufficient evidence to establish that 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 (T2) or that they failed to meet their maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards (T6).
15. Given the outlined above, I find that the Tenant has failed to meet his burden of proof, and the application shall be dismissed accordingly.
16. This order contains all of the reasons for the decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant's application is dismissed.

March 23, 2026
Date Issued

Alicia Johnson
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.