



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-022102-25

In the matter of: 12, 452 ABERDEEN AVE
HAMILTON ON L8P2S2

Between: Dennis St Louis Tenant
Emily Anderson

And

Will Willson Landlord
Danny Cassucio
Zebra PM

Dennis St Louis and Emily Anderson (the 'Tenant') applied for an order determining that Will Willson, Danny Cassucio and Zebra PM (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on March 17, 2026.

The Landlord Danny Cassucio and the Landlord's Legal Representative Peter Guzina and both named Tenants 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 Landlord's Legal Representative requested that the Tenant's Application be dismissed as it did not provide sufficient particulars.
3. Ball v. Metro Capital Property, [2002] O.J. No. 5931 ("Ball") indicates that Applications must provide sufficient details to allow the opposing party to know the specific allegations being made so that the opposing party can be in a position to know the case that must be met. While Ball involved a notice of termination served to a Tenant, it is my view that the same principles regarding the need for particulars and details apply equally to Tenant applications, a stance which is frequently taken by the Board.

4. The Tenant's Application before me contains several pages of handwritten allegations. However, these allegations do not contain clear dates and times, and the overall clarity of the Application is lacking, and it is not clear what is being alleged.
5. I note that an Adjudicative Case Conference was held on July 21, 2025, and the adjournment sheet issued by the presiding member indicates that the Member could not read or understand the Application which lacked dates and times. Therefore, I am satisfied that the Tenant was put on notice of the deficiencies in the Application.
6. The Tenant testified that the Application does contain sufficient particulars including dates and times and directed me to consider a 412-page book of evidence which the Tenant testified contained particulars, including dates and times. This book of evidence includes various pieces of disclosure including a copy of the lease agreement and copies of cheques, it also includes written statements from the Tenant Dennis St Louis and approximately 380 and 80 pages of dairy/journal entries.
7. I am not satisfied that this evidence cures the defects in the Tenants Application. It is my view that disclosure is not the Application, and it is the Application itself which must provide sufficient particulars including dates and times. However, even if I were to accept the Tenants book of evidence as part of the Application, I note that it still lacks clarity, and it is not reasonable to expect the Landlord to comb through in excess of 380 pages of journal style entries to ascertain what the allegations in the Application are, or when they occurred.
8. Therefore, as the Tenant's application is vague and failed to provide adequate particulars, including dates and times for the allegations made, I find that there are insufficient reasons and details to allow the landlord to know the allegations made or the case to be met. The application must be therefore dismissed

It is ordered that:

1. The Tenant's Application is dismissed.

March 30, 2026
Date Issued

Reid Jackson
Member, Landlord and Tenant Board

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

