



**Amended Order
Order under Section 31
Residential Tenancies Act, 2006
And Section 21.1 of the Statutory Powers Procedure Act**

Citation: Neumeyer v Falkowska, 2026 ONLTB 20756

Date: 2026-04-10

File Number: LTB-T-059270-24-AM2

In the matter of: 206 PARKVIEW DR
CHURCHILL ON L0L1K0

Between: Beau Neumeyer Tenant

And

Bozena Falkowska Landlords
Giuseppe Gagliardi
Agata Gagliardi

Beau Neumeyer (the 'Tenant') applied for an order determining that Bozena Falkowska, Giuseppe Gagliardi and Agata Gagliardi (the 'Landlord'):

- entered the rental unit illegally.
- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on March 5, 2026. Landlords Bozena Falkowska and Giuseppe ('Joe') Gagliardi, Represented by Petar Guzina, and the Tenant attended the hearing.

This amended order is issued to correct clerical errors in the amended order issued on March 19, 2026.

Determinations:

Preliminary Issue:

1. The Tenant requested an adjournment because they were not feeling well and wished to seek legal counsel.
2. However, the Board raised as a preliminary issue the that the Tenants failed to file their **T2** application with the Board within the prescribed 1-year statutory time limit and therefore,

the Board has no jurisdiction to hear the application. Given the Board's mandate to hear matters in an expeditious manner, I determined it would be appropriate to explore the preliminary issue prior to determining whether an adjournment would be appropriate in this case.

3. With respect to the computation of time, the Tenant's application was received by the Board via which was submitted to Tribunals Ontario Portal ('portal') on July 24, 2024. The incidents which led to the application before the Board took place on July 11, 2023, and July 24, 2023.
4. However, the limitation period is 1 year, not one year plus a day, and July 23, 2024, was a business day such that the limitation period would end on that day. The limitation period would have expired on **July 23, 2024**, which is 365 days from the events leading to the application.
5. As such, the Board has no jurisdiction to hear the Tenant's application.

It is ordered that:

1. The Tenant's application is dismissed.

April 10, 2026
Date Amended

Jane Dean
Member, Landlord and Tenant Board

March 20, 2026
Date Amended

March 13, 2026
Date Issued

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.