



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-043426-25

In the matter of: 1084 CLINE CRES
OTTAWA ON K2C2N9

Between: Silvia Yanez Tenant

And

Dennis Karpov Landlord

Silvia Yanez (the 'Tenant') applied for an order determining that Dennis Karpov (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.

This application was heard by videoconference on April 15, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

Preliminary Issue:

1. At the onset of the hearing, I raised a preliminary issue regarding the timelines of the incidents and the dates of the tenancy. The Tenant indicated that her tenancy began at the end of August 2023 and terminated on October 1, 2023. The application was filed on May 27, 2025. The application alleges that there was an issue with the laundry, and that the Landlord entered her unit illegally and harassed her.
2. The Landlord stated that the Tenant rented a room from the Landlord, and that he also lived in the rental unit and both he and the Tenant shared a kitchen. The Tenant denies that the Landlord lived at the rental unit. Neither party offered any other evidence regarding this issue. The Landlord also contends that these issues were resolved in LTB-T-085304-23 which was heard on an uncontested basis on September 12, 2024. I take note that the laundry issue was resolved in that order and was dismissed by the Board.
3. In accordance with subsection 29(2) of the *Residential Tenancies Act, 2006* (the 'Act'), no application may be made under subsection (1) more than one year after the day the alleged conduct giving rise to the application occurred. Ontario Regulation 516/06 subsection 56(2) states that the Board cannot extend the deadlines for filing applications,

other than those which the Board is expressly permitted to extend or shorten under subsection 190(1) of the Act. The deadline for filing an application is not one of those listed under s.190(1) and so there is no flexibility on the part of the Board to extend it.

4. On this basis, I find that the alleged conduct giving rise to the application occurred more than one year before the Tenant filed their application and that the application must be dismissed. Any issues that arose during this tenancy are statute barred and the Tenant can no longer file an application with the Board. I have no discretion to extend the timeline under subsection 29(2) of the Act to allow the application to proceed.
5. Therefore, this application must be dismissed.

It is ordered that:

1. The Tenant's T2 application is dismissed.

April 22, 2026
Date Issued

Paula West Oreskovich
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.