



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-034583-25_LTB-T-028529-25-IN

In the matter of: 4576 Susanna Lane
Beamsville ON L0R1B1

Between: Jean Desrosiers Tenant

And

Compass Communities Compass Communities Landlord

INTERIM ORDER

Jean Desrosiers (the 'Tenant') applied for an order determining that Compass Communities Compass Communities (the 'Landlord') 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.

This application came before the Board via videoconference on April 9, 2026.

The Tenant, the Tenant's wife, Kimberly Desrosiers, the Landlord's legal representative, Crystal Hosannah, and the Landlord's agent, Pamela Hillman, attended the hearing.

Determinations:

1. At the hearing, it was discovered that the Tenant filed an exact duplicate of this application on April 28, 2025. This application bears Board file number LTB-T-034583-25 and is scheduled for an Adjudicative Case Conference on April 20, 2026.
2. As the parties realized this was a duplicate application, the Tenant requested the consent of the Board to withdraw that application. The Tenant's request to withdraw is granted and the Adjudicative Case Conference on April 20, 2026, is cancelled.
3. The parties attended an Adjudicative Case Conference for file LTB-T-028529-25 but were unable to come to a resolution. This matter is therefore adjourned to be heard on a date set by the Board.
4. As the Tenant is currently out of the country, he requested a deadline of June 7, 2026, to amend his application to possibly include some issues of disrepair on his property. The Tenant may also use this time to explore the possibility of having other residents of this

land lease community file their own applications. If this happens, the Tenant may request that the applications be heard together. In that event, the hearing Member will decide whether to grant the Tenant's request at the next hearing.

5. The Tenant does not expect to call any witnesses. The Landlord expects to possibly call 3 witnesses, but they are currently unsure about this.
6. It became clear as the Adjudicative Case Conference progressed that this matter has the potential to be extremely complicated and could involve various Landlord staff, possibly officials from the local municipality as well as potential personnel from CN Rail. It is also possible that the Landlord will be required to call expert witnesses to dispute the Tenant's allegations. All of this will take time and will require extra preparation by the parties.
7. Due to the complex nature of this application, it is unclear whether the parties will be ready to proceed by the next hearing date. In order to preserve the Board's valuable hearing time, this matter will therefore be scheduled for 60 minutes on the next hearing day.
8. **During these 60 minutes, the parties should be prepared to speak to any request to amend the Tenant's application, as well as any request to have other tenant applications heard together with this one. The parties should also be prepared to confirm precisely how many witnesses they intend to call, the identity of those witnesses and a summary of their expected testimony.**
9. As the parties will have already disclosed their documentary evidence to each other, they should have sufficient time to decide which witnesses they need to call in order to address the allegations and evidence before them.
10. By resolving these preliminary issues and providing this witness information, the parties should be in a better position to fully prepare and participate in the hearing process.
11. The parties shall exchange all documents, pictures and other evidence they intend to rely on at the hearing by the deadlines set out below. The parties shall also provide the LTB a copy of their evidence.
12. I am not seized.

It is ordered that:

1. Board file LTB-T-034583-25 is dismissed as withdrawn.
2. The Adjudicative Case Conference scheduled on April 20, 2026, for file LTB-T-034583-25 is cancelled.
3. The hearing for file LTB-T-028529-25 is adjourned to a date to be scheduled by the LTB after June 7, 2026, and shall be scheduled for 60 minutes.
4. The parties shall be prepared to speak to the issues outlined above in paragraph 8.

5. The parties shall provide their unavailable dates for the months of July, August and September to the LTB by April 30, 2026.
6. The LTB will send the parties a Notice of Hearing for the next hearing date.
7. On or before June 7, 2026, the Tenant shall submit a request to amend their application and shall provide the Landlord and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
8. On or before June 21, 2026, the Landlord shall provide the Tenant and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
9. If a party does not comply with the deadlines for disclosure, the Member may refuse to accept the evidence or consider the issues not disclosed.
10. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
11. Parties may give disclosed material to the LTB by uploading the material to the Tribunals Ontario Portal ('TOP'). Uploading material to TOP does not constitute disclosure to the other party unless the parties have agreed in writing to exchange documents via TOP. Self-represented parties may also file material with the LTB by email. The LTB's e-mail address is ltb.evidence@ontario.ca.
12. I am not seized.

April 20, 2026

Date Issued

Laura Hartsliet

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.