



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

File Number: LTB-T-036395-25-IN-**AM**

In the matter of: E, 42 CHESTERTON DR
NEPEAN ON K2E5S9

Between: Stephen Martin Tenant

And

Ottawa Community Housing/ ARRIV Landlord

This order amends the original order issued on April 23, 2026, which contained a clerical error. All changes to the original order are issued in underlined and bolded script.

INTERIM ORDER

Stephen Martin (the 'Tenant') applied for an order determining that Ottawa Community Housing/ ARRIV (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 21, 2026.

The Tenant, the Tenant's support, Gemma Nicholson, the Landlord's agent, Johnson Tang, the Landlord's legal representative, Gabriel Cormier Hall, attended the hearing.

Determinations:

1. The Adjudicative Case Conference did not result in settlement, and the matters shall be directed to a merits hearing.
2. The Tenant was reminded that sufficient disclosure of particulars is a required element of procedural fairness to ensure the Landlord is able to know the case to be met. Particulars should include the dates and times, where available, of the alleged offensive conduct together with a detailed description of the alleged conducted engaged in by the Landlord.

3. The Tenant indicated that she intends to file a request to amend her application. The request to amend the applications must be filed with the LTB by the deadline set out below. The Tenant is reminded that the request to amend must be filed in accordance with the LTB's Rule 15.
4. The Tenant intends to call two – three witnesses, and the Landlord intends to call three-four witnesses to provide direct evidence at the merits hearing. The parties shall be directed to exchange and provide the LTB with the will-say statements of any witness by the deadline set out below.
5. 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.
6. The parties agreed that Marek Rymsza can be removed as a named Tenant in this application. As a result, I find Marek Rymsza is not a tenant for this application and is removed as a named party.

It is ordered that:

1. Marek Rymsza shall be removed as a party to this application.
2. The hearing is adjourned to a date to be scheduled by the LTB.
3. The parties shall provide their unavailable dates for the months of May, June and July 2026 to the LTB by April 27, 2026.
4. The LTB will send the parties a Notice of Hearing for the next hearing date.
5. Should the Tenant intend to file a request to amend her application, such request must be filed with the LTB no later than May 7, 2026, and a copy provided to the Landlord.
6. On or before May 7, 2026, **the Tenant shall serve** to the Landlord and provide the LTB with the will-say statements of any witnesses they intend to call to provide direct evidence at the merits hearing.
7. On or before May 7, 2026, the Tenant 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 May 17, 2026, the Landlord shall provide the Tenant and file with the LTB a copy of all **will-say statements**, 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 in paragraphs 6, 7, or 8, the Member may refuse to accept the evidence or consider the issues not disclosed.
10. All evidence should be organized in accordance with the LTB's Practice Direction on Evidence.

11. 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.
12. 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.
13. I am not seized.

April 28, 2026
Date Amended

April 23, 2026
Date Issued

Teresa Hunt
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.