



Order under Section 30 Residential Tenancies Act, 2006

File Number: LTB-T-060532-25

In the matter of: 102, 53 Bridgewater Road
Tweed ON K0K3J0

Between: Bruce Freeborn Tenant

And

Janet Mcghee Landlord
Roral Roots Property Development

Bruce Freeborn (the 'Tenant') applied for an order determining that Janet Mcghee and Roral Roots Property Development (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 was heard by videoconference on March 24, 2026.

The Landlord Janet Mcghee and the Tenant Bruce Freeborn attended the hearing.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. A T6 application requires the Tenant to identify the maintenance issue with reasonable particulars and to establish that the Landlord failed to address a repair or maintenance problem after the Tenant notified the Landlord of the problem.
3. In this case, the Tenant advised at the hearing that the reason for filing the application was a sewer back-up on May 16, 2025. However, the Tenant admitted that they never notified the Landlord of this issue because, in their view, "they never fix anything anyways." The Tenant expressly acknowledged that the Landlord was never made aware of the sewer back-up. In these circumstances, the Tenant has not established that the Landlord failed to address a maintenance issue that was brought to its attention.

4. I also find that the application lacks reasonable particulars. Beyond identifying a sewer back-up on May 16, 2025, the Tenant provided insufficient detail about the nature, duration, reporting, or impact of the alleged maintenance issue. Given the Tenant's admission that no notice was ever provided to the Landlord, there is no basis for finding that the Landlord breached its maintenance obligations in relation to this claim.

It is ordered that:

1. The Tenant's application is dismissed.

May 11, 2026
Date Issued

Kyle Anderson
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.