



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-015865-26

In the matter of: Room 4, 1260 PULPIT RD
PETERBOROUGH ON K9K1H5

Between: Caroline Irving Landlord

And

Ridhima Kaur Tenant

Caroline Irving (the 'Landlord') applied for an order to terminate the tenancy and evict Ridhima Kaur (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

Only the Landlord's property manager Michelle Wind attended the hearing.

The Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. The Board raised a preliminary issue regarding the filing of the L1 Application. In particular, it appeared on its face that the application had been filed by Ms. Wind, who is employed by a third-party property management company taking care of the rental unit.
2. Ms. Wind confirmed that she filed the L1 Application herself as the Landlord's property manager. Ms. Wind also confirmed that the company she works for manages the Landlord's property as well as other properties for different clients.
3. Section 185 of the *Residential Tenancies Act* (the Act) states:

185 (1) An application shall be filed with the Board in the form approved by the Board, shall be accompanied by the prescribed information and shall be signed by the applicant.

(2) An applicant may give written authorization to sign an application to a person representing the applicant under the authority of the *Law Society Act* and, if the applicant does so, the Board may require such representative to file a copy of the authorization.

4. In *Rivera v. Eleveld*, [2022 ONSC 446 \(CanLii\)](#), the Divisional Court found at paragraph 7:

“...The [RTA](#) does not define “agent” and uses the term “agent” in many of its provisions that support a broad interpretation of that term. Elsewhere in the RTA, the legislation refers specifically to persons acting under the authority of the *Law Society Act*. [Section 185](#) of the RTA, which applies to applications filed at the LTB, does so. When a landlord applies for relief to the LTB, the landlord must sign the application or authorize someone licensed under the *Law Society Act* to do so. The use of an “agent” is not permitted...”

5. In the Board’s Interpretation Guideline 21 it states:

“However, in accordance with section 185 of the RTA, an application to the LTB must be signed by the party filing the application or a person licensed by the Law Society of Ontario (LSO) to provide legal services. Where the Landlord is a corporation, an employee or any other person with authority to bind the corporation may sign a notice of termination or file an application to the LTB on behalf of the corporate landlord.”

6. Based on the submissions, I am not satisfied that the application was properly filed. An employee of a third-party property management company cannot file an application on behalf of the Landlord. There was no evidence that Ms. Wind is an employee of the Landlord, licensee of the Law Society of Ontario, or otherwise authorized to bind the Landlord.

It is ordered that:

7. The L1 application is dismissed.

May 13, 2026
Date Issued

Brett Lockwood
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.