



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-080827-24

In the matter of: 1, 929 Lakeshore Road East
Mississauga ON L5E1E3

Between: Holly Power Tenant

And

Ronald Williams Landlord

Holly Power (the 'Tenant') applied for an order determining that Ronald Williams (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.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on March 23, 2026.

The Tenant, the Landlord and the Landlord's Legal Representative Roman Andrezejewski attended the hearing.

Procedural History:

1. This application was scheduled for an adjudicative case conference on September 25, 2025.
2. The Tenant's application was directed to a merits hearing.

Preliminary Issue:

1. The Board issued an interim order date November 5, 2025, providing the parties direction on disclosure being organized:
 - 2. The parties are directed to attend the hearing and be prepared to proceed on the merits of the original application. This includes obtaining any legal advice and/or representation prior to the next hearing date.*
 - 3. Should the Tenant wish to amend their application and/or include a T6 application, they must do so on or before November 20, 2025 and in accordance with Rule 15 of the LTB's Rules of Procedure. A copy of the amended application*

must be served to the Landlord and the LTB and proof of service in the form of a "Certificate of Service." must be provided to the Board on or before the above-mentioned date.

4. The parties are directed to give to each other and to the LTB any evidence that has not already been disclosed/does not comply with the Practice Direction and that relates to the original application by the following dates. This includes any documents, receipts, photographs, recordings or like things the party intends to rely on at the hearing.

2. The Tenant's Legal Representative Mr. Andrezejewski stated that he wishes the Board would consider dismissing the application and the T2 application filed by the Tenant contains no dates of the alleged events and the Tenant did not amend their T2 application since the ACC.
3. Additionally, he argued that the Tenant breached the interim order and did nothing to advance the application.
4. I turn to section 195 of the 'Act' which states Section 195 of the *Residential Tenancies Act*, 2006 requires parties to comply with Board orders and authorizes enforcement of procedural compliance necessary for the fair administration of proceedings. A party who fails to comply with an interim order, particularly after being given a full adjournment to do so, risks dismissal of their application.
5. I then look at the history of the file. The Tenant filed this application on October 3, 2024, and did nothing to advance the application in early 18 months.
6. The Tenant's failure to serve evidence on the Landlord and comply with the interim order constitutes a serious breach of procedural fairness. Hearings before the Board are not intended to proceed in an 'ambush' style, where one party is deprived of the opportunity to understand and respond to the claims against them. The disclosure process ensures transparency and fairness, making it incumbent upon the Tenant to provide particulars well in advance of the hearing. By ignoring the instructions set out in the interim order and taking no steps to advance their application, the Tenant has not only delayed the resolution of this matter but also compromised the Landlord's right to prepare a proper defense. This lack of compliance and engagement with the process cannot be condoned.
7. As a result, the Tenant's application shall be dismissed, as the Tenant breached of the Interim Order and has done nothing to advance their application.
8. The Tenant did not follow the interim order, and in the 18 months since the application was filed, nothing has been done to advance the file.
9. As a result, the application shall be dismissed.
10. The submissions the Tenant presented did not go to the substance of breaching the interim order and therefore are not considered for my determination.

It is ordered that:

1. The Tenant's application is dismissed.

May 14, 2026
Date Issued

Anthony Bruno
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.