



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-106136-24

In the matter of: B, 30 RUSSELL AVE
OTTAWA ON K1N7W8

Between: AZIZ BENSENNAA Tenant
ZAHRA ABBIOUI

And

HALLDOR PETUR PALSSON Landlord

AZIZ BENSENNAA and ZAHRA ABBIOUI (the 'Tenant') applied for an order determining that HALLDOR PETUR PALSSON (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 May 6, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. For the following reasons the Tenant's application is dismissed.
2. Board records indicate the Tenant filed a T6 application (DOC-4760412) on December 31, 2024.
3. An Adjudicative Case Conference (ACC) was scheduled on May 22, 2025. Both the Tenant and the Landlord attended the ACC.
4. The application was not resolved and was sent to a scheduled hearing.
5. The member filed an adjournment sheet on May 22, 2025 (DOC-5664358) identifying potential deficiencies in the Tenant's application that were raised at the hearing and states:

Went through application with Tenant re potential issues.

Discussed: lack of dates; test re T6; paying for common area electricity – how a maintenance issue?; justifying remedies.

6. At the hearing the Tenant he had not amended the application.
7. The Tenant's original application claims lack sufficient reasons and details regarding the Tenant's claims, like date the issues occurred, if the Tenant put the Landlord on notice and if so when, and if or when the Landlord responded.
8. The onus rests with the applicant, in this case the Tenant to provide sufficient details in the application for the Landlord to know the case to be met.
9. The requirement for adequate particulars required within any notices of termination or as is in this case Board applications, has long been established by case law. The leading case regarding the requirement for sufficient reasons and details is *Ball v. Metro Capital Property, [2002] O.J. No. 5931*. This case stands for the proposition that the kinds of particulars that should be contained in a notice should include "dates and times of the alleged offensive conduct together with a detailed description of the alleged conduct engaged in by the tenant". The Court held that the tenant needs to know the specific allegations against him/her for three purposes:
 - a. to know the case that must be met;
 - b. to decide whether to dispute the allegations; or
 - c. to consider whether to void the notice.
10. The Board's T6 application forms have been developed with instructions to elicit the necessary details required for the Tenant to make a claim and provide sufficient reasons and details. The T6 form provides guidance for the required details as follows:

The following describes the maintenance problems that led me to apply to the LTB.

- What is the problem? If there is more than one problem, list each problem.
 - Give the date each problem started.
 - Has the problem been repaired? If so, give the date it was repaired and explain who
 - repaired it.
 - Explain who or what may have caused the problem.
 - How did you inform the landlord about the problem?
11. Although the decision in *Ball v Metro* applies to a Landlord's N5 notice, I note that the same level of details like dates and times of incidents and amounts the Tenant is seeking is required in a T6 application in order for the Landlord to know the case to be met.
 12. For procedural fairness Board forms require applicants to be the ones to provide sufficient details for the claims that are being made. Only then can the respondent fairly have a chance to respond to those claims.

13. In my view the Tenant has had ample opportunity to amend the application to include specific details that are required in a T6 application.
14. I do not find it reasonable to adjourn the hearing and allow the Tenant to amend the application given he has had the benefit of an ACC where the member put the Tenant on notice and identified the potential deficiencies.
15. The Courts recognize s. 183 of the *Residential Tenancies Act*, 2006 (the “Act”) that means the Board is required to consider the public interest in moving applications through the Board in an expeditious manner
16. It is the expectation of the courts that refusal of an adjournment request is reasonable where applications are determined to be unsubstantiated, untimely, repetitive or result from a lack of preparation.
17. Where the Member is satisfied that the party has received sufficient notice of the hearing and has been provided with an adequate opportunity to prepare their evidence and submissions, summons witnesses and obtain counsel ahead of the hearing date, an adjournment is not usually granted unless there are exceptional circumstances.
18. In my view the Tenant has not provided submissions on his failure to amend the application that I consider to be exceptional in the circumstances.
19. For all the reasons above I find the Tenant has not met the requirements for the sufficient reasons and details in the application and therefore the Tenant’s application is dismissed.
20. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Tenant’s application is dismissed.

May 20, 2026
Date Issued

Greg Brocanier
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.