



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

File Number: LTB-T-081783-25-**AM**

In the matter of: 433 Adelaide St. N
LONDON ON N6B3H7

Between: Nicole Sarah Ellne Anderson Tenant

And

10888052 Canada Inc. Landlord

INTERIM ORDER

This order amends the original order issued on May 11, 2026, which contained a clerical error. All changes to the original order are issued in underlined and bolded script.

Nicole Sarah Ellne Anderson (the 'Tenant') applied for an order determining that **10888052 Canada Inc.** (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 7, 2026.

The Tenant and the Landlord's legal representative, Carmen Dawdy, 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 maintenance issues together with a detailed description of the events related to the maintenance issues.
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 does not intend to call any witnesses, and the Landlord intends to call two witnesses to provide direct evidence at the merits hearing. The Landlord shall be directed to 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.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The parties shall provide their unavailable dates for the months of May through to August 2026 to the LTB by May 11, 2026.
3. The LTB will send the parties a Notice of Hearing for the next hearing date.
4. Should the Tenant intend to file a request to amend her application, such request must be filed with the LTB no later than May 20, 2026 and a copy provided to the Landlord.
5. On or before May 20, 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.
6. On or before May 27, 2026, the Landlord shall provide the Tenant and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
7. If a party does not comply with the deadlines for disclosure in paragraphs 4, 5 and 6 the Member may refuse to accept the evidence or consider the issues not disclosed.
8. All evidence should be organized in accordance with the LTB's Practice Direction on Evidence.
9. 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.
10. 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.

11. I am not seized.

May 19, 2026
Date Amended

Teresa Hunt
Member, Landlord and Tenant Board

May 11, 2026
Date Issued

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.