



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-007836-25

In the matter of: 107, 175 BRONSON AVE
OTTAWA ON K1R 6H2

Between: Orsolya Vancsody Tenant

And

Paramount Properties Management Incorporated Landlord

Vancsody Vancsody (the 'Tenant') applied for an order determining that Paramount properties management incorporated (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 May 20, 2026.

The Tenant, the Landlord's agent Eric Poirier and the Landlord's legal representative David Lyman attended the hearing. The Landlord called Kevin Michaud as a witness.

Determinations:

1. The Tenant alleges that the Landlord's staff made false reports to police calculated to drive her from her rental unit. The particulars are that on March 20, 2024, the superintendent Kevin Michaud attended the rental unit, banged on the door of the rental unit, made a threatening gesture towards the Tenant's spouse E.M. and then lodged a false police report.
2. Also, on December 11, 2024, police were called in intervene between E.M. and Mr. Michaud.
3. Also on January 6, 2025, the Landlord's staff called police to the rental unit falsely alleging that they had heard yelling and screaming from within.
4. I find all allegations must be dismissed for want of credible evidence.
5. With respect to the March 20, 2024, the Tenant did not observe the incident but relayed information given to her by police and by E.M. Mr. Michaud who was is the subject of the

allegation denied banging on the door. I like, like the police who attended and investigated, find there is insufficient evidence to show that Mr. Michaud made the threats alleged and therefore cannot infer, as the Tenant would have me do, that the report to police was falsified with intent to harass the Tenant.

6. The December 11, 2024 incident also appears to involve an unpleasant interaction between Mr. Michaud and E.M. Police attended, interviewed all parties involved, and determined no further action was warranted except advising the parties to limit their interactions. The Tenant herself was not there. I find there was insufficient evidence presented to prove on a balance of probabilities that the Landlord's staff engaged in any conduct on that date that could be characterized as harassment.
7. Mr. Michaud confirmed that the Landlord's staff called police on January 6, 2025 because they had observed screaming and yelling from inside the rental unit. The Tenant had no direct knowledge of the incident suggested the fact that police investigated and took no action suggests the Landlord's staff had fabricated the incident. This is not inference I am prepared to draw in the face of direct testimony from Mr. Michaud that he and another member of staff called police because the screaming from the rental unit was sufficiently violent to cause alarm and fear for the safety of the occupants.
8. Therefore, I find the Tenant has led insufficient evidence to prove her claims on a balance of probabilities and therefore must dismiss the application.

It is ordered that:

1. The application and the style of cause are amended to correct the applicant's given name.
2. The application is dismissed.

May 27, 2026
Date Issued

Nersi Makki
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.