



Order under Section 31 Residential Tenancies Act, 2006

Citation: Mitchell v Skeba, 2026 ONLTB 41131

Date: 2026-05-25

File Number: LTB-T-008122-25

In the matter of: 212, 37 Mericourt Road W
Hamilton ON L8S2N5

Between: Johnnie Mitchell
Madison Cameron
Tenants

And

Chris Skeba
Landlord

Johnnie Mitchell and Madison Cameron (the 'Tenant') applied for an order determining that Chris Skeba (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.

This application was heard by videoconference on May 21, 2026. The Tenants, the Landlord, the Landlord's Agent, I. Skeba, and the Landlord's Legal Representative, I. Shemesh, attended the hearing.

Determinations:

1. This application was being heard at the same time as the Landlord's Application to End a Tenancy and Evict a Tenant (LTB-L-037874-25).
2. An unsuccessful Adjudicative Case Conference was held on November 19, 2025, for this application. The Tenant stated that at the time, they received instructions that it would be prudent to amend the application to include specific dates and times of the incidents that formed the subject of their complaint.
3. The Tenants did not upload a copy of the amended application to the Tribunals Ontario Portal ('the portal') although they ensured the Landlord was served. At the hearing, the Tenants uploaded to the portal, five pages of the amended application.
4. The sole issue contained in the application was about the Landlord's alleged substantial interference with the Tenants' right to two parking spots. The amended application included the dates on which the Landlord communicated with the Tenants about the parking spots.

However, during their testimony, it became clear that the Tenants requested remedy of \$1,800.00 for out-of-pocket expenses incurred as a result of twelve parking tickets, was not included in the particulars of their complaint. As the Tenants did not provide a breakdown on how the amount was calculated, the cost for each ticket was not specified. In addition, the dates on which the tickets were issued was also undisclosed.

5. Given that there were no other remedies requested, I informed the Tenants that the application could not proceed due to the lack of particulars regarding the tickets. I denied the Tenants request to adjourn the hearing to allow a further amendment because it was not an effective use of the LTB's resources given how far we had proceeded in the hearing. The Landlord also opposed the request stating that the Tenants were attempting to address the deficiencies that was only revealed during their testimony.
6. I proceeded with the hearing of the Landlord's application which incidentally also includes complaints about parking. Should the Tenant wish to file another application against the Landlord, they may wish to obtain legal advice.
7. The Tenant may obtain legal advice by contacting their local community legal clinic via Legal Aid Ontario at 1-800-668-8258 before the next hearing. Tenant Duty Counsel also has an online registration system for Tenants to access: www.tdc.acto.ca.

It is ordered that:

1. The Tenants' application is dismissed.

May 25, 2026
Date Issued

Jitewa Edu
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.