



Order under Section 69 Residential Tenancies Act, 2006

Citation: TNTM Ontario Inc v Barns, 2026 ONLTB 41512

Date: 2026-06-11

File Number: LTB-L-005228-26

In the matter of: unit 5, 292 SIMCOE ST
LONDON ON N6B1J5

Between: TNTM Ontario Inc Landlord

And

Ronald Leonard Barns Tenants

TNTM Ontario Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Ronald Leonard Barns (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on .

The Landlord's Real Estate Agent Eren Sen and the Tenant Ronald Barns attended the hearing.

Determinations:

Named Parties

1. The Tenant advised that Elizabeth Jane Van Amesvoort had passed away October 30, 2025. Therefore, the Board could not issue an order against them, and they were removed from this proceeding.
2. The Landlord advised that Hope Gallagher was not a tenant; they were a guarantor. The Board does not have jurisdiction to make an order against a party that is not a tenant or former tenant. Therefore, they too were removed from this proceeding.
3. The style of cause has been amended accordingly.

L1 Application

4. The Landlord's Real Estate Agent signed the application on behalf of the Landlord. They confirmed that they are not a licensee of the Law Society of Ontario.

5. The application submitted to the Board was not signed by an individual in accordance with section 185 of the Act, that requires an application be signed by an individual or a person representing an applicant under the authority of the *Law Society Act*.
6. The application was not signed by a person under the authority of the Law Society Act.
7. The application was not signed by an officer or director nor an authorized employee of the Landlord. Where a real estate agent acts in a property management role, they are not authorized to sign an application on behalf of third parties. Although the corporate Landlord may authorize them to act as their Agent in the proceedings, that is not sufficient to satisfy the statutory requirements set out in the Act.
8. The Landlord's real estate agent did not provide their authority to appear at the Board as an unlicensed representative. The Law Society provides for certain exceptions for an unlicensed representative to act as an Agent for a party in a legal proceeding. I was not satisfied that the real estate agent had met any of the Law Society exemptions.
9. The Landlord has commenced a legal proceeding seeking to evict a tenant; therefore they must ensure that they comply with the statutory requirements set out in the Act
10. Therefore, the Landlord's application is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 11, 2026
Date Issued

Robert Patchett
Vice Chair, 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.