



**Order under Section 98
Residential Tenancies Act, 2006**

File Number: LTB-T-078683-25

In the matter of: 1703, 180 Metcalfe Street
Ottawa Ontario K2P1P5

Between: Lauren Ramsay Tenant

And

Erika Brandhuber Landlords
JADCO Corporation

Lauren Ramsay (the 'Tenant') applied for an order determining that Erika Brandhuber and JADCO Corporation (the 'Landlords') arbitrarily or unreasonably withheld consent to the assignment or sublet of the rental unit to a potential assignee or subtenant.

This application was heard by videoconference on May 25, 2026.

Only the Tenant attended the hearing.

As of 9:34 a.m., the Landlords were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

At the hearing, the Tenant confirmed that she had not served the Landlords the evidence she had uploaded to the portal. Since the Tenant failed to comply with the Rules of the Board regarding disclosure of evidence, which states all evidence must be disclosed on the other party at least 7 days in advance of the hearing, I allowed the Tenant to rely only on her oral evidence.

Determinations:

Arbitrary/unreasonable refusal consent to assign/sublet

1. On or about mid August 2025, the Tenant asked the Landlords for consent to sublet the rental unit to an individual, the potential subtenant.
2. On or about mid August 2025, the Landlords refused to consent to the sublet. The Landlords provided the following reason for the refusal: the Landlords advised the Tenant that because she had signed an N9 notice on July 30, 2025, stating she was vacating the rental unit on September 30, 2025, they were unable to now sublet their rent unit.

3. The application was filed within one year after the Landlords withheld consent. The Tenant requested to sublet their rental unit on or about mid August 2025 and filed their application with the Board on September 16, 2025, just one month after the Landlords had refused to consent to the subletting of the rental unit.
4. I find the Landlords did not arbitrarily or unreasonably refuse consent to the sublet of the rental unit to the potential subtenant. The Tenant stated they had found a subtenant to sublease the rental unit from September 1, 2025 to September 30, 2025. However, the Tenant did not adduce any documentary evidence at the hearing to support their position that they had found an individual to sublease the rental unit. I would have reasonably expected the Tenant to either call this individual forward to testify that they were willing to pay \$1,300.00 to sublease the rental unit, or documentary evidence to support the Tenant had someone this individual.

It is ordered that:

1. The Tenant's application is dismissed.

June 2, 2026
Date Issued

Vishal Nanda
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.