



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-034103-26

In the matter of: 510, 4 Grandstand Place North
Toronto On M4H1E3

Between: Besa Halili Tenant

And

Lawrence Construction Co. Limited Landlord

Besa Halili (the 'Tenant') applied for an order determining that Lawrence Construction Co. Limited (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on June 1, 2026.

The Landlord's representative, Alon Gray, the Landlord's agent, Jana Komisar, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. I raised a preliminary issue with the Tenant in regard to her application. Specifically, the Tenant's application claims that the Landlord charged her an illegal rent charge but does not specify how much the illegal charge was for. When I raised this issue with the Tenant, she herself was uncertain of the amount of the illegal charge.
3. The Divisional Court has held that in order to be considered, a claim must have sufficient details or particulars, including dates and times of the alleged offensive conduct, together with a detailed description of the alleged conduct complained of, to allow the person against whom the claim is made to know the case to be met and to prepare for the hearing accordingly. (Ball v. Metro Capital Property, [2002] O.J. No. 5931).
4. Although the Ball case related to the details required in a landlord's notice of termination, it reflects the general principles of procedural fairness, **which include a party's right to know the case to be met**. I cite the Ball case solely for this principle as I find it applies equally to tenant applications. The legal principles of fairness and natural justice demand that a party has a right to know the case against them and that they be provided sufficient details of the issues to determine whether to defend the claim.

5. The Landlord's representative submitted that they were unsure of the reason the Tenant had brought an application before the Board and were unsure of how to defend the Tenant's claims.
6. As it pertains to the T1 application, the Tenant claimed the Landlord charged them an illegal rent charge, but does not specify how much the illegal charge was for and when it was charged. I am not satisfied that the Tenant's application contains sufficient details regarding an illegal rent charge and the Landlord is therefore unable to defend the claim. The Tenant ought to have included particulars related to the amount of the illegal rent charge and provided particulars as to when it was charged.
7. Even if I did proceed with the Tenant's application and the Tenant was successful in her application, there would be no remedy awarded to her as no amount was selected in her application. Therefore, her application is moot.

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
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.