



Order under Section 30 & 31 Residential Tenancies Act, 2006

Citation: Jaoui v Ali, 2026 ONLTB 43637

Date: 2026-06-05

File Number: LTB-T-100450-24

In the matter of: Basement, 23 ATKINS CIR
BRAMPTON ON L6X4B2

Between: Yassine Jaoui Tenant

And

Waqar Ali Landlord

Yassine Jaoui (the 'Tenant') applied for an order determining that Waqar Ali (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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.

The Tenant also applied for an order determining that the Landlord failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on April 28, 2026.

The Landlord, the Landlord's legal representative Jimmy Gangadin and the Tenant's legal representative Giuseppe Rizzuto attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. The Tenant filed their application on December 30, 2024. This application contained no specific details of dates/time of events that occurred which give rise to the grounds for the application and did not include any explanations as to how the Tenant arrived at their claim for their remedies. There was also no schedule attached to this application which included

any detailed facts and explanation of remedies, and neither was there any evidence filed with the Board.

3. At the hearing, the Tenant's legal representative requested an adjournment so he could amend the application to include detailed particulars of the issues that give rise to the application and provide details with respect to the remedies that the Tenant is seeking. He claimed that there was a break down in communication with the Tenant and that he recently reestablished contact with the Tenant 24 hours prior to the hearing. He also claimed that the Tenant could not attend the hearing due to a scheduling work conflict, and that at the time the application was filed no facts were provided because he was trying to "isolate the facts" – which I understand to mean that he was still gathering the facts and trying to put them together.
4. The Landlord legal representative opposed the adjournment. He claimed that the Landlord does not understand the grounds for the application and that the Tenant has had a reasonable amount of time (approximately two years) to amend their application and provide detail particulars to the Landlord. He also argued that the Tenant did not take any reasonable steps to even file/serve their evidence with respect to the application, and that the request for an adjournment is not reasonable given the amount of time that has elapsed.
5. An adjournment is not an automatic right. Considering the factors enumerated in the LTB guidelines pertaining to adjournments (No.1), and the submission of the parties, I declined the adjournment request. The Tenant had approximately two years to provide detailed particulars; an explanation of their remedies; and to file/serve their evidence to the Landlord. I take note that the application was also signed by the Tenant's legal representative, and the representative did not provide a reasonable explanation as to why the facts and details pertaining to the remedies were not included with the application at the time it was filed. His explanation suggested that it was more likely than not, that the application was filed as a placeholder.
6. Given the lack of specific details on the application, I determined that the Landlord could not reasonably be expected to respond in these circumstances.
7. Accordingly, the Tenant's application is dismissed.
8. This order contains all the reasons for my decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant's application is dismissed.

June 5, 2026
Date Issued

Inderdeep Padda
Member, Landlord and Tenant Board

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