



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-075762-25

In the matter of: 208, 1315 REGENT ST
SUDBURY ONTARIO P3E 3Z1

Between: Daniel Flintoff Tenant

and

Lauren Mogridge Landlord
Property Management Regent Manor Regentst

Daniel Flintoff (the 'Tenant') applied for an order determining that Lauren Mogridge and Property Management Regent Manor Regentst (the 'Landlord') collected or retained money illegally.

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

The Landlord's agent, Lauren Mogridge, and the Landlord's representative, Jennifer Ricci, attended the hearing. Janice Flintoff also attended the hearing.

As of 12:38 p.m. the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to reschedule the hearing.

Determinations:

1. Janice Flintoff stated that she was attending the hearing on behalf of the Tenant. She stated that the Tenant is her brother and that she has a Power of Attorney from the Tenant to act on his behalf. I held the matter down for her to email or upload a copy of the document to the Board.
2. Ms. Flintoff emailed to the Board a Power of Attorney for personal care and not for property, which is what is required for the purpose of proceedings at the Board. I inquired whether she had authorization on behalf of the Tenant to speak at the hearing and whether the Tenant can attend the hearing. Ms. Flintoff stated that the Tenant cannot attend the hearing for medical reasons. The evidence before me is insufficient to establish that Ms. Flintoff is authorized to attend at the hearing on the Tenant's behalf.
3. Ms. Flintoff also stated that she was the person who had filed the application and uploading documents to the Board's portal.

4. Section 185 of the *Residential Tenancies Act, 2006* (RTA) states that an application must be signed either by the applicant or a licensed legal representative. Ms. Flintoff is neither and in the absence of a Power of Attorney for property I cannot find that she is entitled to sign and file this application to the Board on behalf of the Tenant. Therefore, the application will be dismissed without prejudice to ensure the Tenant is able to file an application if he chooses.

It is ordered that:

1. The application is dismissed without prejudice.

June 3, 2026

Date Issued

Adeela Alvez

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.