



**Order under Section 31
Residential Tenancies Act, 2006**

File Number: LTB-T-012691-25

In the matter of: 2109, 7 Jackes Avenue
Toronto ON M4T1E3

Between: Christina Reid Tenant

And

SKPMrents4 Landlord

Christina Reid (the 'Tenant') applied for an order determining that ANAM SIDDIQUE (the 'Landlord'):

- entered the rental unit illegally.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on June 2, 2026.

The Tenant attended the hearing. The Landlord was represented by Sean Beard.

Determinations:

1. At the outset of the hearing the parties consented to the application being amended to reflect the proper name of the Landlord, "SKPMrents4"

Preliminary Issue – Motion to Dismiss

2. The Tenant filed an application alleging that the Landlord excessively entered the rental unit.
3. The Landlord raised a preliminary issue that the application lacks sufficient particulars to permit a fair response. Specifically, the Landlord submits that the application does not identify the dates of the alleged entries, the number of entries complained of, or the period over which the alleged conduct occurred
4. As explained below, I agree with the Landlord's representative and find the application is dismissed on a preliminary basis.

5. The Tenant's application was filed on February 12, 2025. As a result, the timing of the alleged entries is relevant both to the Landlord's ability to respond to the allegations and to determine whether any of the alleged conduct falls within the Board's jurisdiction having regard to the applicable limitation period.
6. The Tenant acknowledged that the application does not contain dates for many of the alleged entries. The Tenant submits that supporting documents were provided to the Landlord and that some of those documents contain descriptions of the entries.
7. The application alleges excessive entries but does not clearly identify the dates of the alleged entries, the number of entries being relied upon, or which specific incidents are said to constitute the alleged breach. This information is particularly important in this case because the Landlord disputes the allegations and because limitation period issues may arise.
8. Procedural fairness requires that a responding party be given adequate notice of the case against them. Without sufficient particulars, the Landlord cannot reasonably investigate the allegations, determine whether records exist concerning the alleged incidents, or prepare a meaningful response.
9. I find that it would be improper to "craft" pleadings from the Tenant's oral and documentary evidence led in the course of the hearing. I find that it is not sufficient for the Tenant to expect the Landlord to piece together the case to be met.
10. I have considered whether the Tenant should be granted an opportunity to amend the application. However, the application was filed more than sixteen months before the hearing. Despite having ample opportunity to clarify the allegations, the Tenant did not amend the application or provide a concise summary identifying the dates and particulars of the alleged entries.
11. I am not satisfied that permitting a further amendment at this stage would be appropriate. I find the deficiencies in the application prevent the matter from proceeding on its merits. Accordingly, I find that the application lacks sufficient particulars and should be dismissed.

It is ordered that:

1. The application is amended to reflect the proper name of the Landlord.
2. The application is dismissed.

June 8, 2026
Date Issued

Bryan Delorenzi
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.