



**Order under Section 30 / 31
Residential Tenancies Act, 2006**

File Number: LTB-T-062734-22

In the matter of: 403, 1425 ROSENTHAL AVE
OTTAWA ON K1Z8J2

Between: Clinton Francis Babu
Sabaria Clinton Tenants

And

Golden Equity Properties

Landlord

Clinton Francis babu and Sabaria Clinton (the 'Tenants') applied for an order determining that Golden Equity Properties (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 (T6 Application)
- harassed, obstructed, coerced, threatened or interfered with the Tenant (T2 Application)

This application was heard by videoconference on February 11, 2026, and June 4, 2026.

The Landlord's Representative, James Moak, and the Tenant, Clinton Francis Babu, attended the hearing on February 11, 2026.

The Landlord's Representative, James Moak, the Landlord's Agent, Rodney Boushey, and the Tenants attended the hearing on June 4, 2026. Amber Lynn Powell also attended the hearing as the Landlord's witness.

Determinations:

T6 Application

1. The Tenants filed the T2/T6 application on October 26, 2022. At the Adjudicative Case Conference on June 7, 2024, the matter was adjourned, and an interim order was issued as a result.

2. LTB-T-062734-22-IN, dated June 18, 2024, provided clear direction to the Tenants about steps to amending the application, as well as instructions with respect to submitting evidence to the LTB and the Landlord.
3. The matter was further adjourned on December 10, 2024.
4. At the hearing on February 11, 2026, the Landlord's representative submitted that the allegations contained in the applications are unclear and there are no valid remedies sought being as the tenancy terminated. In addition, the Tenants have been given ample time to correct their application as this is the third time the parties have been before the Board. Accordingly, the Landlord's representative submitted that the Tenant's T6 application should be dismissed.
5. The Tenant admitted that they received the interim order and only filed an amendment with respect to the proper name of the Landlord, but did not file an amendment with the LTB to clarify the issues and/or the remedies.

Analysis

6. Applications must provide sufficient detail to allow the opposing party to know the specific allegations being made so that the opposing party can be in a position to know the case that must be met and determine whether to raise a defence. Natural justice and procedural fairness require nothing less.
7. MacDougall J. wrote in *Ball v. Metro Capital Property*, [2002] O.J. No. 5931 that, "Particulars should include dates and times of the alleged offensive conduct together with a detailed description of the alleged conduct..." While this case involved a notice of termination served to a tenant, in my view, the case supports the principles of procedural fairness regarding the need for particular and details to permit one to know the case against them, which applies equally to tenant applications.
8. These principles are confirmed in the Court which states that the various purposes for requiring a party to provide reasons and details include the responding party's need "to know the specific allegations made so that she/he can be in a position to know the case that must be met; to decide whether to dispute the allegations made before the Tribunal; and to consider whether to stop the conduct or activity or correct the omission..."
9. In the matter before me, the application was not only unclear as to what the Tenants' issues were but did not include any remedies for which they were asking for, even after the Tenants were provided the opportunity to amend their application. I note that, the matter was adjourned 3 times previously so that the Tenants were provided an opportunity to amend the application to include further information and clarity.
10. As a result, I am satisfied that the lack of details provided in the application was not sufficient for the Landlord to understand the case to be met and to make a decision concerning whether or not to dispute the allegations at a hearing, or the remedies being sought. I also find that the Tenants have been given sufficient time to amend the application. As such, the Tenants' T6 application will be dismissed.

T2 application

11. At the hearing on June 4, 2026, the Tenants sought to withdraw the application, and I consented to the request.

It is ordered that:

1. The T6 application is dismissed.
2. The T2 application having been withdrawn, the LTB's file is closed.

June 9, 2026
Date Issued

Colette Myers
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.