



Order under Section 31 Residential Tenancies Act, 2006

Citation: li v TRICA-MAVRODIN, 2026 ONLTB 42487

Date: 2026-06-15

File Number: LTB-T-105081-24

In the matter of: 88 Grandview St S
Oshawa ON L1H7C4

Between: Jianying Li Tenant

And

MARIANA CATALINA TRICA-MAVRODIN Landlord

Jianying li (the 'Tenant') applied for an order determining that MARIANA CATALINA TRICA-MAVRODIN (the 'Landlord'):

- entered the rental unit illegally.
- 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.
- withheld or interfered with their vital services or care services and meals in a care home.

This application was heard by videoconference on May 26, 2026.

The Tenant and the Tenant's representative, Haiyue Wang, as well as the Landlord and her son, Tudor Trica-Mavrodin, attended the hearing.

Determinations:

Preliminary Issue – Adjournment request denied

1. At the outset of the hearing, I made inquiries as to whether the Tenant arranged for an interpreter as it appeared he struggled with English. The Tenant explained that he thought his English would be good enough and believed his counsel would provide translation services if needed. The Tenant's representative indicated that she would not provide translation services to the Tenant. At this point the Tenant's representative requested an adjournment for the purposes of securing an interpreter.
2. For the reasons that follow, the request is denied.

3. Rule 21.8 of the *LTB's Rules of Procedure* provides an adjudicator may adjourn a hearing where such is required to permit an adequate hearing to be held. The decision is discretionary.
4. Among the factors to be considered include: the reason for the adjournment, the issues in the application, prejudice that may result in granting or denying the adjournment, the history of the proceeding and any previous adjournments, and the LTB's obligation to adopt the most expeditious manner of adjudicating the matter through a fair proceeding.
5. Furthermore, Rule 21.9 states that adjournments will only be considered in exceptional circumstances.
6. The Tenant filed his application on February 3, 2025. A review of the LTB's records indicates that on February 18, 2025, the LTB advised the Tenant that should he require the services of an interpreter at the hearing, he would be expected to arrange for someone to interpret for him. The LTB also advised the Tenant that he could submit a Financial Eligibility form for consideration for interpretation services to be provided. No request was made by the Tenant.
7. On June 30, 2025, an Adjudicative Case Conference was held in this matter. A review of the LTB records confirm that the Tenant and the Tenant's representative participated in the case conference without the service of an interpreter. There was no record of the Tenant or the Tenant's representative indicating an interpreter would be required. The Tenant filed a request to amend his application on December 29, 2025. Again, no request for an interpreter was made at that time. I am of the view that the Tenant had sufficient time to arrange for an interpreter if such a need was required.
8. I believe an adjournment would be prejudicial to the Landlord whose physical health is exacerbated by stress. The Landlord testified that she has been enduring struggles with her mental health for the duration of this case, including being ill the morning of the hearing.
9. The Tenant and his representative participated in the proceeding on June 30, 2025 without the need for an interpreter and gave no indication that such a service would be required at that time. They have had sufficient time to make the necessary arrangements and I believe an adjournment would result in an unnecessary delay and be prejudicial to the Landlord.

T2 Application

10. Neither the Tenant nor the Tenant's representative were prepared to present evidence or make submissions in support of the application. Given this, I find the Tenant has failed to establish the allegations and the application is dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

June 15, 2026
Date Issued

Vanessa Davies
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.