



Order under Sections 30, 31, and 135 Residential Tenancies Act, 2006

Citation: Trichilo v Almeida, 2026 ONLTB 47212

Date: 2026-06-18

File Number: LTB-T-030017-23

In the matter of: Main and Upper, 1282 DEXTER CRES
MISSISSAUGA ON L5G4R6

Between: Gabriella Trichilo
Petro Zagrodskyi
Mykola Zagrodskyi
Kostiantyn Zagrodskyi
Tetiana Zagrodska
Tenants

And

Maria Almeida
Landlord

Gabriella Trichilo, Petro Zagrodskyi, Mykola Zagrodskyi, Kostiantyn Zagrodskyi and Tetiana Zagrodska (the 'Tenants') applied for an order determining that Maria Almeida:

- collected or retained money illegally (**T1 application**);
- 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 (**T2 application**); and
- 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**)

This combined application was first before the Board on November 4, 2025. The Tenants were unrepresented and declined to speak with Tenant Duty Counsel. The Landlord was present and represented by Miranda Desa. The matter was adjourned, peremptory on the Tenants.

This application was heard by videoconference on June 12, 2026.

The following people attended the hearing on June 12, 2026:

- Tenants Gabriella Trichilo, Petro Zagrodskyi, Kostiantyn Zagrodskyi, and Tetiana Zagrodka
- The Landlord's legal representative Jolanta Chrzaszcz
- The Landlord, assisted by interpreter Victor Neves
- Landlord's witness Diana Goncalves

Determinations:

1. The tenancy between the Landlord and the Tenants terminated in February 2023. The combined T1/T2/T6 application was filed on April 26, 2023.
2. The application was first before the Board on November 4, 2024 and I adjourned the matter on my own motion in order to permit the Tenants the opportunity to amend their application. The Tenants' application referred to a schedule which consisted of 255 pages detailing the Tenants' complaints and evidence. As noted by the Landlord's legal representative, it was difficult to know the Tenants' allegations of what happened in order to properly respond.
3. By Interim Order LTB-T-030017-23-IN dated November 14, 2024, I provided the Tenants with specific directions on how to complete clear pleadings, including the need for them to be chronological and consist of concisely stated facts. The Tenants were permitted to specify page numbers of the evidence to support the factual allegations in the pleadings.
4. The Tenants were provided until December 5, 2024 to serve and file the revised pleadings and dates were provided for submission of evidence for both parties. The Interim Order stated that if a party did not comply with the deadlines, I might refuse to accept evidence or consider issues not disclosed.
5. No request to amend the application nor revised pleadings were served or filed, and therefore the Tenants did not comply with the Interim Order.
6. At the hearing on June 12, 2026, Tenant Gabriella Trichilo stated that their legal representative was unable to attend the hearing and that he was supposed to have filed revised documents. Whether or not the Tenants' representative was supposed to have served and filed revised documents, he did not do so. That is a matter between the Tenants and their legal representative which cannot be addressed in this forum.
7. The Board is required by Section 183 of the *Residential Tenancies Act, 2006* (the "Act") to "adopt the most expeditious method of determining the questions arising in a proceeding that affords to all persons directly affected by the proceeding an adequate opportunity to know the issues and be heard on the matter."
8. The tenancy terminated in February 2023, the application was filed over three years ago on April 26, 2023, and the Tenants were provided with a chance to perfect their application more than a year and a half ago. It is impossible to proceed with the application as it stands.

It is ordered that:

1. The Tenants' application is dismissed.

June 18, 2026

Date Issued

Margo den Haan

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.