



Order under Section 31 Residential Tenancies Act, 2006

Citation: Meddings v Unknown, 2026 ONLTB 47232

Date: 2026-06-16

File Number: LTB-T-083092-25

In the matter of: 1104, 150 MARKETPLACE AVE
NEPEAN ON K2J6V2

Between: Marley Meddings Tenant

And

Steve Unknown Landlord
150 Marketplace Avenue 1897365 Ontario
Inc. (Patry Inc.)

Marley Meddings (the 'Tenant') applied for an order determining that Steve Unknown and 150 Marketplace Avenue 1897365 Ontario Inc. (Patry Inc.) (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

This application was heard by videoconference on March 17, 2026.

Only the Tenant attended the hearing.

As of 1:54 p.m. the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. Although the mailed Notice of Hearing sent to the Landlord was returned, the emailed notice was not. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.

2. The Tenant described ongoing noise complaints relating to tenants or occupants of another unit beginning May 13, 2025 and ending in mid-February 2026. The noise ended when the parties causing the noise were evicted.
3. The Divisional Court in *Hassan v Niagara Housing Authority*, [2000] O.J. No. 5650 (Ont. Div. Ct.) provides the premise that a landlord must take 'the reasonably necessary action against any tenant that denies a neighbouring tenant quiet enjoyment' and 'take reasonable steps to correct the intrusion of the neighbouring tenant on the tenant's right to quiet enjoyment.'
4. The terms 'reasonably necessary' and 'reasonable steps' must be assessed in the context of each situation.
5. In this case, the Tenant first reported problems to the Landlord on May 14, 2025. The Landlord sent a reminder notice a week later on May 22, 2026. After receiving additional complaints from the Tenant, the Landlord sent a second and final notice to the offending neighbours. Complaints continued and the Landlord advised the Tenant that an N5 notice had been issued by July 17, 2025. In July and August the Tenant reported continued noise, and requested updates on the status of the N5 process. On August 22, 2025 the Landlord advised that an L1 had been issued to the offending neighbours. When the Tenant asked for additional details of the legal processes against the offending neighbours in September, the Landlord advised that legal steps were being taken but no further details could be provided for privacy reasons. The Tenant reports that the offending neighbours were ultimately evicted in February 2026. Based on my knowledge of timelines of Board proceedings at this time, the length of time between initial complaint and eviction is not uncommon.
6. Based on the timeline reported by the Tenant, I am satisfied that the Landlord took a reasonable course of escalating actions to address the ongoing noise. Initial attempts to correct the problematic behaviour were taken within a week of the initial report and an eviction notice was issued after approximately 2 months when less formal communication did not resolve the problem. While the Tenant would have preferred to receive additional details from the Landlord about the ongoing processes, I am satisfied that the Landlord provided an appropriate amount of information to assure the Tenant that appropriate steps were being taken while preserving some privacy relating to their own legal strategy and details of the offending neighbour's situation which the Tenant may not have been entitled to. While the Landlord's responsiveness and communication throughout may not have been perfect, I am satisfied that it was reasonable.
7. Therefore, I find that the Landlord did not substantially interfere with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.

It is ordered that:

1. The application is dismissed.

June 16, 2026

Date Issued

Dawn Carr

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.