



**Order under Section 135  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-079587-25

**In the matter of:** 144 ABELL DR  
BRAMPTON ON L6V2Z8

**Between:** JEROME OWUATUH Tenants  
NANA AKUA SERWAA ASSIBEY

**And**

LANDLORD RESCUE INC. Landlord

JEROME OWUATUH and NANA AKUA SERWAA ASSIBEY (the 'Tenants') applied for an order determining that LANDLORD RESCUE INC. (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on March 30, 2026.

The Landlord's Agent, Rachelle Berube, the Landlord's Legal Representative, Masoud Tchavoshi, and the Tenants attended the hearing.

**Determinations:**

1. At the onset of the hearing, I raised a preliminary issue in that the Tenants' application is entirely blank. The Landlord's copy of the T1 application is also blank. The application did not identify any allegations against the Landlord and failed to identify any remedies sought by the Tenants.
2. The Tenants stated that the blank application was somehow filed in error and that they were seeking a refund of a last month's rent deposit from the Landlord.
3. Applications must provide sufficient details 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. In making such determination, I considered *Ball v. Metro Capital Property* [2002] O.J. No. 5931 (Divisional Court) ("Ball v. Metro Capital"). The Court held that "Particulars should include, dates and times of the alleged offensive conduct together with a detailed description of the alleged conduct..."
4. In the case before me, the application is entirely blank. The application lacks particulars as to the dates, times and occurrences that the Tenants intends to raise. The Tenants also fail to identify the remedies sought against the Landlord. As the Tenants' application is blank and fails to provide dates and specifics for the allegations made, I find that there is

insufficient details and reasons to allow the Landlord to know the allegations made or the case to be met. As a result, the application shall be dismissed.

**It is ordered that:**

1. The Tenants' application is dismissed.

**June 18, 2026**  
**Date Issued**

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Curtis Smith  
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.