



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

File Number: LTB-T-100211-25

In the matter of: 315 BALSAM ST S
TIMMINS ON P4N2E6

Between: Kunondjo Kazetjikuria Tenant

And

Boreal Asset Management Landlord

Kunondjo Kazetjikuria (the 'Tenant') applied for an order determining that Boreal Asset Management (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.
- 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.

This application was heard by videoconference on June 23, 2026.

Only the Tenant attended the hearing.

As of 9:52 a.m. the Landlord was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Tenant's evidence.

Determinations:

Preliminary Issue – Named Landlord

1. The Tenant said that the named Landlord is in fact a former property manager for the rental unit, but that the named Landlord is no longer managing the property. The owner of the property was not included as a party to the application.
2. The correct Landlord is therefore not a party to the application, and is likely not aware of this proceeding.

Preliminary Issue – Adequacy of Particulars

3. When a party commences an application before the LTB, the application must contain details that are sufficient for the other side to know the case to be met. These details should include dates and times together with a detailed description of the alleged offensive conduct: *Ball v. Metro Capital Property*, [2002] OJ No 5931, paras 10 & 12; *Tugui v. Miltowne Creek Investments Inc.*, 2021 CanLII 146888 (ON LTB).
4. In this case, many of the allegations made in the application are vague, and there are no dates included in the application relative to the specific allegations being made. I find that the Landlord, even if the correct landlord were named in the application, would not know the case to be met based on the allegations included in the application.
5. The application is therefore dismissed both because the correct Landlord is not a party to the application, and because the application contains inadequate particulars.

It is ordered that:

1. The Tenant's application is dismissed.

June 29, 2026
Date Issued

Mark Melchers
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.