



Order under Section 31 Residential Tenancies Act, 2006

File Number: LTB-T-078893-25

In the matter of: 1 Upper, 11 Ahrens Street West
Kitchener Ontario N2H4B6

Between: Brent Boghosian Tenant
Coleman Boghosian

And

Kyle Pinto Landlord

Brent Boghosian and Coleman Boghosian (the 'Tenant') applied for an order determining that Kyle Pinto (the 'Landlord'):

- entered the rental unit illegally.
- altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.
- 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 scheduled for an adjudicative case videoconference on June 25, 2026.

The Landlord's representative Barrett Beaudoin and the Tenant attended the case conference.

Determinations:

1. Section 29(2) of the *Residential Tenancies Act, 2006* ('the Act') establishes that no application that alleges the types of claims listed in section 29 of the Act can be made more than one year after the day the alleged conduct giving rise to the application occurred. This application makes claims pursuant to section 29 of the Act and is therefore subject to the limitation period established by section 29(2).
2. Order LTB-L-059072-24-RV issued on February 24, 2025, determined that this tenancy terminated on September 17, 2024. The Tenant filed their application on September 19, 2025. It is therefore out of time and must be dismissed.
3. The Tenant requested an adjournment because he is in the hospital and did not have access to any supporting documentation he sought to rely upon. The documents referred

to by the Tenant are relevant to the merits of the application but not the question of whether the application was filed out of time. As such the adjournment request was denied.

4. The Tenant submits that the application should still be heard despite being filed out of time. I do not have the discretion to hear an application that was filed outside the limitation period.
5. The Tenant argues that his lease was set to run past September 17, 2024. Even if true, tenancies can be terminated before the end of a lease term for several reasons. Those reasons include rent arrears which was the subject of application LTB-L-059072-24.
6. The Tenant argues that his tenancy actually ended on a different date than what was determined in order LTB-L-059072-24. The issue of when the tenancy terminated has already been determined by the Board and the order was not successfully reviewed or appealed. I find that the issue of when the tenancy ended is subject to issue estoppel.

It is ordered that:

1. The application is dismissed.

June 30, 2026
Date Issued

Amanda Kovats
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.