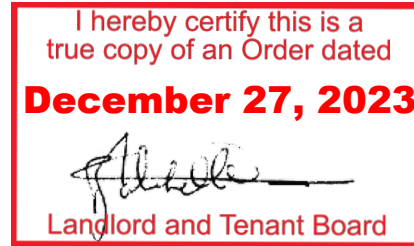




Order under Section 16.1 of the
Statutory Powers Procedure Act
and the **Residential Tenancies Act, 2006**

File Number: LTB-T-100270-23-IN

In the matter of: Green Cottage, 1247 County Road 2
Maitland ON K0E1P0



Between: Debbie Rawley

Tenant

and

Sprucelawn RMD Corporation

Landlord

INTERIM ORDER

Debbie Rawley (the 'Tenant') applied for an order determining that Sprucelawn RMD Corporation (the 'Landlord') the Landlords' superintendent or the Landlords' agent, altered the locking system on a door giving entry to the rental unit or residential complex without giving the Tenant replacement keys.

It is determined that:

1. The Tenant alleges that they have been illegally locked out of the rental unit.
2. An order shall issue to preserve the tenancy pending a determination of the issues.
3. The Tenant also requested a shorten time to a hearing which is granted.

It is ordered that:

1. The Board shall schedule this application for a video hearing on an expedited basis.
2. The Landlord shall not re-rent the rental unit until this application is resolved or the Board orders otherwise. Nothing in this order prevents the Landlord from restoring the Tenancy in the absence of a hearing or Board order.

3. The Landlord shall preserve and keep safe any property belonging to the Tenant that is in the Landlords' control. Nothing in this order prevents the Landlord from giving to the Tenant any of their possessions at the request of the Tenants.
4. The initial and primary focus of the expedited hearing shall be on the T2 application allegation that the Tenant has been illegally locked out.
5. The remaining issues raised in the applications may be addressed at the hearing at the discretion of the Presiding Member if adequate disclosure has been provided and time permits.
6. The parties will have until not later than 2 days prior to the hearing to give to the other and file with the Board a copy of any documents, receipts, photographs, recordings or like things the party intends to rely on at the hearing. All submissions must be uploaded on the Tribunals Ontario Portal (TOP) online. It may also be submitted via email at LTB.Evidence@ontario.ca where the TOP precludes uploading large documents.
7. The parties may also consent in writing to exchange of documents using the online TOP portal.
8. Pursuant to Rule 19.7 a party who fails to comply with an order for disclosure may not be permitted to rely on evidence that is not properly disclosed.
9. The Tenant shall notify the Board and the Landlord in writing forthwith if the hearing is no longer necessary and the Tenants wish to withdraw or abandon the application. This can be done through TOP, or by emailing the Board at: LTB@ontario.ca.

December 27, 2023
Date Issued

Head Office
777 Bay Street, 12th Floor
Toronto Ontario M5G2E5



Robert Patchett
Vice-Chair, Landlord and Tenant Board

Landlords and tenants with questions can continue to call the LTB toll-free at 1-888-332-3234 or by using TTY for the hearing impaired at 1-800-855-0511. They may also email the LTB: LTB@ontario.ca.