



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

Citation: Hu v Bharath (blain), 2023 ONLTB 78265

Date: 2023-12-14

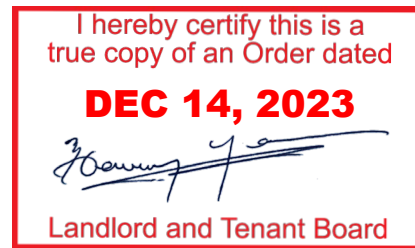
File Number: LTB-L-072728-22-IN

In the matter of: Bedroom 3 First Floor, 25 HOMEWOOD AVE
TORONTO ON M4Y2J7

Between: Mabel Hu
Wo Ning Hu

And

Neela Bharath (blain)



Landlords

Tenant

INTERIM ORDER

Mabel Hu, Wo Ning Hu (the 'Landlords') applied for an order to terminate the tenancy and evict Neela Bharath (blain) (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes. This application was heard by videoconference on November 9, 2023.

The Landlords and Landlord's Legal Representatives, Bitu Di Lisi and Ravis Mohebbian, and the Tenant attended the hearing.

Determinations:

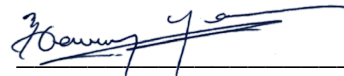
1. This hearing is adjourned due to scheduling overflow.
2. The Tenant intends to raise issues under section 82(1) of the Residential Tenancies Act, 2006 (the 'Act').
3. The Tenant shall provide the Landlords and the LTB the following information about each issue by December 31, 2023:
 1. a description of the issue
 2. the date the issue started
 3. the date the Tenant told the Landlords about the issue
 4. whether the issue was resolved
 5. what the Tenant would like the LTB to order for the issue (the remedy requested).
4. The parties shall exchange all documents, pictures and other evidence they intend to rely on at the hearing by the deadlines set out below. The parties shall also provide the LTB a copy of their evidence.

5. The Tenant must pay all new rent on time to the Landlords until this matter is resolved or the LTB orders otherwise. Given the age of the application, this will reduce the prejudice to the Landlords, as the hearing is delayed.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The parties shall provide their unavailable dates for the next three months to the LTB by November 11, 2023.
3. The LTB will send the parties a Notice of Hearing for the next hearing date.
4. On or before December 31, 2023, the Tenant shall provide the Landlords and file with the LTB a written description of each issue they intend to raise under section 82(1) of the Act.
5. On or before December 31, 2023, the Landlords shall provide the Tenant and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
6. On or before December 31, 2023, the Tenant shall provide the Landlords and file with the LTB a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
7. If a party does not comply with the deadlines for disclosure in paragraphs 4 to 7, the Member may refuse to accept the evidence or consider the issues not disclosed.
8. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.
9. The Tenant shall pay the ongoing rent to the Landlords by the day it is due until this matter is resolved or the LTB orders otherwise.
10. If the Tenant does not comply with the requirement to pay the ongoing rent, the Member may refuse to accept or consider the Tenant's evidence and submissions.
11. I am not seized.

December 14, 2023
Date Issued



Henry Yeung
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.

