



**Tribunals Ontario**

Landlord and Tenant Board

**Tribunaux décisionnels Ontario**

Commission de la location immobilière

**Schedule D**

**Member Endorsement Form**

I, EGYA SANGMUAH, Vice Chair of the Landlord and Tenant Board, make the following endorsement with respect to application file number: LTB-L-076488-23

On April 9, 2025, the Board received a request for a Virtual or In-Person Merits Hearing from the Tenant L.D. Blake. The request pertains to the Landlord's application for an above guideline rent increase (AGI). The application is proceeding by way of a written hearing. The request is denied.

In the request the Tenant submits that many of the Tenants do not know or understand the processes and are incapable of providing written submissions that correctly address the issues. Furthermore, many Tenants do not have the technology to complete and file written submissions.

The onus is on the Landlord to establish that the capital expenditures are eligible and that the work was completed and paid for within the statutory window. The evidence supporting an AGI application is largely documentary: reports, invoices and proof of payment. Such evidence is conducive to written submissions and many AGI applications have been resolved on the basis of written submissions. The Tenants may make submissions based on the criteria in Act and the Landlord's justification for the expenditures. The parties have had the benefit of a virtual Case Management Hearing and are aware of the issues.

The LTB accepts handwritten submissions, so technology is not a barrier. The Tenant professes to represent about 25 Tenants; therefore, he can file written submissions on behalf on those Tenants.

If after reviewing the evidence and submissions, the Board determines that an oral hearing is necessary to resolve some issues, a more focussed oral hearing will be convened.

Date: April 22, 2025 Signature of Member: