

Request for Interactive Hearing

File # LTB-L-076488-23

2025-04-08

In the matter of:

Park Place Equities 2005 LLC
485 Bank Street #207
Ottawa, Ontario
Canada K2P 1Z2

vs.

L. D. Blake
165 Ontario Street #609
St Catharines Ontario
Canada L2R 5K4
(905-397-6840)

and

Respondents named in the L5 Application

A written hearing has been scheduled for service to respondents on or before April 17th, 2025.

I am writing to request this be changed to an interactive hearing, either virtual or (preferably) in-person.

Reasons:

1. There are strong indications and a fair body of evidence to suggest this landlord may have filed their L5 application under false pretenses and is abusing the LTB's processes to take ineligible rent increases from his tenants.
2. Most tenants either do not know or understand these processes and will be incapable of submitting a written response to correctly address these issues.
3. Some tenants have no on-hand technology with which to complete or file a written response. (no computers, file creation tools, etc.)
4. It is very likely this landlord is counting on #2 and 3 above to clear the way for an unchallenged finding in his favour.
5. Written processes do not honour the respondent's right to challenge testimony or to question witnesses.

6. This creates a reasonable apprehension of bias wherein the outcome tends to lead toward the adjudicator believing the landlord's largely unchallenged assertions but a fully informed adjudicator may find differently.
7. This bias also shifts the onus of proof from the landlord to the few tenants who do respond. This in turn requires them to extricate themselves from what amounts to a foregone conclusion.

Therefore:

In this case, I find it difficult to trust that a properly informed outcome will arise from a written hearing and fear that justice will not be served.

I am requesting that this file continue to an interactive hearing held either virtually or in-person.

Sincerely

A handwritten signature in black ink, appearing to read "LDB" followed by a stylized flourish.