# T2 Application – Supporting Narrative for Kevin Moss and Donna Charlton

Applicants:  
- Kevin Moss  
- Donna Charlton

Unit Address:  
50 Ottawa Street South, Apartment 413  
Kitchener, Ontario  
N2G 3S7

Landlord:  
Bob Singh

Application Type:  
T2 – Application about Tenant Rights

Grounds:  
Harassment, Interference with Reasonable Enjoyment, and Failure to Maintain

## Background

Kevin Moss and Donna Charlton are tenants at 50 Ottawa Street South, Unit 413, in Kitchener. Throughout their tenancy, their landlord, Bob Singh, subjected them to ongoing harassment and ignored repeated maintenance concerns. The conduct interfered with their right to live in peace and security, as protected under the Residential Tenancies Act (RTA).

## 1. Harassment and Interference with Reasonable Enjoyment

Mr. Singh repeatedly used threatening and dismissive language in response to basic tenant inquiries. Examples include:

- June 13 (Text to Kevin):  
 "I don’t need your permission to access the yard. You people need to learn who’s in charge here."

- June 22 (Text to Donna):  
 "If you two don’t stop complaining about every little thing, maybe it’s time you look elsewhere."

- July 4 (Text to Kevin):  
 "I'm getting real tired of the drama over repairs. You can either live with it or leave."

## 2. Failure to Maintain the Unit

Despite multiple repair requests, the following issues were left unaddressed:  
- Water leaking from the ceiling, first reported in May and still unresolved as of July.  
- Mold in the bathroom.  
- A broken front step.  
  
See Exhibits A through I in the attached Photo Evidence Appendix for visual documentation of the ceiling leaks, mold, exposed wiring, and other hazards that were left unaddressed by the landlord.

## Impact on Tenants

The tenants lived in unsafe, degrading conditions while facing threats and pressure from their landlord. The emotional stress, physical hazards, and denial of basic maintenance obligations caused lasting harm and fear of retaliation.

## Relief Requested

Kevin Moss and Donna Charlton respectfully ask that the Landlord and Tenant Board:  
- Award compensation for loss of reasonable enjoyment and tenant rights violations  
- Order Mr. Singh to complete all outstanding repairs  
- Impose a penalty for ongoing harassment and intimidation  
- Issue a warning to prevent further mistreatment of tenants

Submitted by:  
Kevin Moss  
Donna Charlton  
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