



Important Information for Tenants

Use this form to apply to have the Board determine whether your landlord:

- has not repaired or maintained the rental unit or the residential complex, or
- has not complied with health, safety, housing or maintenance standards.

Instructions for Form T6 are available on the Board's website at tribunalsontario.ca/ltb.

1. Complete all four parts of this application.

- **Part 1** asks for general information about:
 - the rental unit covered by this application,
 - you and the other tenants living in the unit, your landlord and other parties to the application,
 - your tenancy and any other unresolved applications that relate to the rental unit.
- **Part 2** asks you to select and explain the reasons for your application.
- **Part 3** asks you to select the remedies you want the Board to include in the order.
- **Part 4** requires your signature or that of your representative, and, if you are being represented, your representative's contact information.

2. Complete the *Request for French-Language Services or Request for Accommodation* form at the end of this application if you will need additional services at the hearing.

3. File all pages of the application with the Board (not including this page). The Board will send you a *Notice of Hearing* showing the time and location of your hearing.

4. Pay the application fee to the Board at the same time as you file the application. The Board will not process your application unless you pay the fee. Your T6 application fee is **\$53 (or \$48 if you use the Tribunals Ontario Portal)**. If you are filing the application for more than one rental unit, the fee is **\$53** for the first unit and **\$5** for each additional unit to a maximum of **\$450**. If you mail or courier the application, you can pay the filing fee by money order, certified cheque, or by credit card. You can't pay with cash or debit card if you file by mail or courier. If you cannot afford the fee, you can submit a [Fee Waiver Request](#).

5. Contact the Board if you have any questions or need more information.

416-645-8080
1-888-332-3234 (toll free)
tribunalsontario.ca/ltb



Tribunals Ontario
Landlord and Tenant Board

**Tenant Application about Maintenance
FORM T6**
(Disponible en français)

Read the instructions carefully before completing this form. Print or type in capital letters.

PART 1: GENERAL INFORMATION

Address of the Rental Unit Covered by This Application

Street Number Street Name

Street Type (e.g. Street, Avenue, Road) Direction (e.g. East) Unit/Apt./Suite

Municipality (City, Town, etc.) Prov. Postal Code

Tenant Names and Address

Tenant 1: First Name (If there are more than 2 tenants, complete a *Schedule of Parties* form and file it with this application.)

Tenant 1: Last Name

Tenant 2: First Name

Tenant 2: Last Name

Mailing Address (if it is different from the address of the rental unit)

Unit/Apt./Suite Municipality (City, Town, etc.) Prov. Postal Code

Day Phone Number Evening Phone Number Fax Number
() - () - () -

E-mail Address

OFFICE USE ONLY

File Number

v. 01/04/2022



Tribunals Ontario

Landlord and Tenant Board

Tenant Application about Maintenance FORM T6

(Disponible en français)

Landlord's Name and Address

First Name (If there is more than 1 landlord, complete a *Schedule of Parties* form and file it with this application.)

Last Name

Company Name (if applicable)

Street Address

Unit/Apt./Suite	Municipality (City, Town, etc.)	Prov.	Postal Code
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Day Phone Number () -	Evening Phone Number () -	Fax Number () -
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E-mail Address

Questions about Your Tenancy

When did you move into the rental unit you are applying about?

/	/
dd/mm/yyyy	

Do you still live in the rental unit? Shade the circle completely next to your answer.

Yes

No ► When did you move out?

/	/
dd/mm/yyyy	

Related Applications

If you or your landlord filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.

File Number 1

File Number 2



PART 2: REASONS FOR FILING THIS APPLICATION

I am applying to the Board because the landlord has not repaired or maintained the rental unit or the residential complex, or has not complied with health, safety, housing or maintenance standards.

Explaining your Reason

In the box below, describe the maintenance problems that led you to apply to the Board.

- What is the problem? If there is more than one problem, list each problem.
- Give the date each problem started.
- Has the problem been repaired? If so, give the date it was repaired and explain who repaired it.
- Explain who or what may have caused the problem.
- How did you inform the landlord about the problem?

Describe in Detail:

Attach more sheets if necessary.

When did you first tell the landlord about the maintenance problems?

/	/
dd/mm/yyyy	



PART 3: REMEDIES

The remedies listed below are orders the Board can make to address your reasons for filing the application. Shade the box completely next to the remedies you want the Board to order. If the Board decides in your favour, it may decide to include a different remedy or remedies than the one(s) you selected.

Remedy 1: The landlord must pay me a rent abatement of \$ •

My current rent is \$ •

I am required to pay rent by the month week other (specify) _____

Please explain: How did you calculate the rent abatement?

Attach more sheets if necessary.

Remedy 2: The landlord must pay me for the costs to repair or replace my property that was damaged, destroyed or disposed of because the landlord did not repair or maintain the rental unit or the residential complex.

The total costs are \$ •

Please explain: How was your property damaged, destroyed or disposed of? List each item and the cost to repair or replace it.

Attach more sheets if necessary.



- Remedy 3:** I had or will have out-of-pocket expenses because the landlord did not repair or maintain the rental unit or the residential complex. The landlord must pay me for these expenses.

These expenses total \$.

Please explain: How did you calculate the expenses?

Attach more sheets if necessary.

- Remedy 4:** I did repairs, replacements or other work because the landlord did not repair or maintain the rental unit or the residential complex. I want the Board to authorize the work I did and to order the landlord to pay me for my costs.

The total costs are \$.

Please explain: What work did you do? How did you calculate the costs?

Attach more sheets if necessary.

- Remedy 5:** I want the Board to allow me to do the repairs, replacement or other work that is necessary and to order the landlord to pay me for my costs.

Please explain: What work do you plan to do? How much will it cost? How did you calculate how much it will cost? Be specific.

Attach more sheets if necessary.



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- Remedy 6:** I want the Board to order the landlord to do the repairs, replacement or other work that is necessary.

Please explain: What work must the landlord do? Be specific.

Attach more sheets if necessary.

- Remedy 7:** I want the Board to order that the landlord cannot increase the rent for this rental unit until the landlord completes the work necessary to fix any serious maintenance problems that the landlord has been ordered to do or will be ordered to do.

- Remedy 8:** I want the Board to end my tenancy on

/	/
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dd/mm/yyyy

- Remedy 9:** I want the Board to order other remedies. I have described those remedies below.

Please explain: What else do you want the Board to order?

Attach more sheets if necessary.



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Landlord and Tenant Board

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PART 4: SIGNATURE

Tenant/Representative's Signature

/	/
dd/mm/yyyy	

Who has signed the application? Shade the circle completely next to your answer.

- Tenant 1 Tenant 2 Legal Representative

Information About the Legal Representative

First Name

Last Name

LSUC # Company Name (if applicable)

Mailing Address

Unit/Apt./Suite Municipality (City, Town, etc.) Prov. Postal Code

Day Phone Number Evening Phone Number Fax Number
() - () - () -

E-mail Address



Collecting Personal Information

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the *Residential Tenancies Act, 2006*. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the *Tribunal Adjudicative Records Act, 2019*. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at **416-645-8080** or **1-888-332-3234** (toll free).

Important Information from the Landlord and Tenant Board

1. You can ask the Board to provide French-language services at your hearing. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at Board offices and at the Board's website at tribunalsontario.ca/ltb.
2. You can ask the Board to make special arrangements (called a Request for Accommodation) under the *Ontario Human Rights Code* to help you participate in the hearing. For example, you can ask the Board to make arrangements to provide a sign-language interpreter. You can make a request for accommodation under the *Code* by telephone, fax or mail. If you are the applicant, you can fill out the *Request for French-Language Services or Request for Accommodation* form included at the end of this application. If you are the respondent, the *Request for French-Language Services or Request for Accommodation* form is available at Board offices and at the Board's website at tribunalsontario.ca/ltb.
3. It is an offence under the *Residential Tenancies Act, 2006* to file false or misleading information with the Landlord and Tenant Board.
4. The Board can order either the landlord or the tenant to pay the other's costs related to the application.
5. The Board has *Rules of Practice* that set out rules related to the application process and *Interpretation Guidelines* that explain how the Board might decide specific issues that could come up in an application. You can read the *Rules and Guidelines* on the Board's website at tribunalsontario.ca/ltb or you can buy a copy from a Board office.

OFFICE USE ONLY:

Delivery Method: In Person Mail Courier Service Ontario Center

MS FL



Use this form to ask the Landlord and Tenant Board (LTB) to provide French-language services or to let the LTB know you need accommodation under the Ontario *Human Rights Code*.

Part 1: Request for French-Language Services

- Check this box if you want the dispute resolution process (e.g. case conferences and hearings) to be conducted in French.

Part 2: Request for Accommodation under the Ontario *Human Rights Code*

- Check this box if you need accommodation under the Ontario *Human Rights Code* to participate in the dispute resolution process. The LTB will provide accommodation for *Code* related needs to help you throughout the application and hearing process in accordance with the Tribunals Ontario policy on accessibility and accommodation. You can get a copy of the policy at tribunalsontario.ca.

Please explain: What accommodation do you need?



Payment Method

Select how you are paying the application fee:

- Money Order Certified Cheque

Money orders and certified cheques must be made payable to the "Minister of Finance".

- Credit Card

If you are paying by credit card and filing your application by mail or courier, you must complete the [Credit Card Payment Form](#) and submit it with your application.