

T2 APPLICATION AGAINST YOUR LANDLORD

IF YOU ARE ILLEGALLY LOCKED OUT:

If your landlord has illegally locked you out, first refer to our tip sheet “Illegal Lockout During Covid Pandemic” to take the immediate steps outlined. Once you take all the suggested steps, you may file a “T2 application about Tenant Rights”. You can either e-file the application or download a copy to fill out and then email it to the Landlord and Tenant Board (LTB).



This tip sheet does not apply to you if you are a guest, roommate, occupant, or you share a kitchen and/or bathroom with your landlord or landlord’s immediate family (i.e., spouse, child, parents, parents-in-law).

FILL OUT THE T2 APPLICATION

1 Read our detailed tip sheet

First, read our detailed tip sheet called “My Landlord Evicted Me Without Following The Law” to learn more about the T2 application and how to correctly complete it.

2 Call your Community Legal Clinic

They may contact your landlord to inform them of your legal rights to return to your home or may help you fill out a T2 application to get a hearing at the LTB.

AFTER YOU SEND IN YOUR T2 APPLICATION

The LTB will send you a Notice of Telephone Hearing, which will have important information including the hearing call-in number, the call-in time and your PIN. Make sure you read the notice carefully.

WHAT IS A TELEPHONE HEARING?

During the COVID pandemic, hearings are taking place over the phone rather than the usual in-person hearings. At your phone hearing, you will have a chance to tell your story and to ask the landlord questions. The same opportunity is given to your landlord. The LTB Member may ask you and the landlord additional questions. Near the end of the hearing, you will be given a chance to tell the LTB Member what remedies (solutions) you would like to be included in your order.

HOW DO I SHOW EVIDENCE OVER THE PHONE?

To show evidence at a telephone hearing you must provide it by email to the parties and the LTB. Contact the LTB and ask where to email the copies of your evidence before the hearing and how to exchange copies of evidence with your landlord. If you cannot scan a document, take a photo of it from your cell phone and email it. Make sure to take the photo in proper lighting so the document can be read properly.

