



Order under Section 16.1 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-T-025326-23-IN

In the matter of: 301, 320 Via Chianti Grove
Ottawa ON K2J6J6

Between: Ayan Abdillahi

And

Multifaith Housing Initiative



Tenant

Landlord

INTERIM ORDER

Ayan Abdillahi (the 'Tenant') applied for an order determining that Multifaith Housing Initiative (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on November 18, 2025.

The Landlord's Legal Representative, Michael Theile attended the hearing. Sarah Lorenz, an employee of the Landlord also attended the hearing.

A non licensed Representative for the Tenant, King Sean, House von Dehn attended the hearing. The Tenant attended the hearing.

Preliminary Issues:

1. At the onset of the hearing, I was explaining to the parties that I would start by hearing submission on the Landlord's Legal Representatives preliminary issue as to whether King Sean, House von Dehn could appear as an unlicensed Representative for the Tenant.
2. As I was trying to explain the process to the parties King Sean, House von Dehn interjected with "he doesn't have any legal leg to stand on". I asked him to stop, however he kept talking over me and stated the rules do not require him to be licenced.
3. I started explaining to King Sean, House von Dehn the process we were going to follow, and he interjected and stated, "it is pretty straightforward, and you should know I am not required to have a licence". I then again tried to stop him so I could explain the process and he stated, "this is bullshit". I asked him to refrain from swearing or speaking in the manner that he was speaking and then tried to proceed again with how the preliminary

issues would be heard and he interjected again by saying “I am going to ask you not to gaslight, but go ahead”.

4. I was then able to explain the process of how the preliminary issue would be heard to King Sean, House von Dehn. I explained that as the preliminary issue was the Landlords, the Landlord would make their submissions first and I asked him to remain on mute while this took place. After that he would have the opportunity to present his submissions on why he is permitted to attend as a non licenced Representative for the Tenant. Then I would take the submissions into consideration and make a determination.
5. The Landlord’s Legal Representative asserts that King Sean, House von Dehn is not competent to properly represent or advise another individual. He relies on section 23 subsection 3 of the SPPA.
6. He asserts he is not competent to represent at the hearing as he records LTB proceedings, he swears, he curses, he vilifies, and he mocks. He intimidates adjudicators and lawyers. He asserts he is recording the proceedings, and the recording will appear on a website.
7. He asserts he has been excluded from previous hearings and had his participation terminated in proceedings against him.
8. He asserts he has attacked Adjudicator James Campbell on his website.
9. He advised he had just sent an email to my attention to ltb.hearing@ontario.ca. I asked if he had also forwarded a copy of this email to the Tenant’s Representative, and he said he had not and would not. He stated the Board could send it to him if they chose, however, he was not interacting with him in anyway.
10. The email that was sent to me contained two separate links. Link #1 is an article regarding the Landlord’s Legal Representative and Link #2 is in article regarding an Adjudicator, James Campbell which also includes a recording of a live hearing with Adjudicator Campbell. He also provided a copy an LTB order. LTB-T-024798-23, where King Sean, House von Dehn had his application dismissed for inappropriate conduct and an abuse of process.
11. He asserts in the link that he provided respecting Mr. Campbell, there was a portion that read “James W Campbell, Mr. Chair of the Landlord and Tenant Board is hereby referred to as “Mr. Stool” for being a colossal piece of shit and colluding with Landlords to dismiss a claim where it was reported by way of evidence produced by the “Landlord’s liar”, Micheal the Tyranical Thiele.
12. After the Landlord’s Legal Representative finished his submissions I asked King Sean, House von Dehn if he was recording this proceeding and his response was “absolutely” I asked him if he had heard in my preamble that it was an offence to record a hearing and

his response was “that is not true, and it is a violation of my rights to not allow me to record and he asked me if I was going to violate his rights today.

13. I asked the Tenant if she was wanting King Sean, House von Dehn representing her at the hearing, and she said yes.
14. I reviewed the links the Landlord’s Legal Representative provided, and I find the articles concerning and they target both the Landlord’s Legal Representative as well as Adjudicator Campbell and include a video recording of the proceeding.
15. I also reviewed the previous order that was emailed to me, Order LTB-T-024798-23, issued on February 20, 2025, by Member Campbell. This was an application between the Kingdom of Heaven Found a Sean (Beneficiary) and Multi Faith Housing Initiative. Starting at Paragraph 6 the Member describes the behaviour of the Tenant and dismissing the application as an abuse of process based on the Tenant’s behaviour.
16. I find the Landlord’s Legal Representative could have disclosed these documents to King Sean, House von Dehn prior to the hearing or cc’d him on the email that was sent to ltb.hearing@ontario.ca so he could have an opportunity to respond. I did not find it appropriate that it was requested that I could send a copy to him if I felt appropriate.
17. I can accept there may have been past behaviour of King Sean, House von Dehn at a previous hearing, however, that does not form a part of my decision as to whether he can proceed as an unlicensed Representative at the hearing.
18. I also accept the articles written by King Sean, House von Dehn and posted to his blog about the Landlord’s Legal Representative as well as Member Campbell are concerning and show a blatant lack of respect. However, these articles do not form part of my decision as to whether he can proceed as an unlicensed Representative.
19. I also cannot find the Tenant King Sean, House von Dehn is not competent to represent the Tenant based on his conduct from a previous hearing or conduct related to these posts to his blog.
20. The Tenant’s Representative, King Sean, House von Dehn stated that he is not being compensated for his services.
21. He told me he was recording the proceeding today and would continue to record the proceeding. He noted that he was only recording the proceeding for this application and not recording other matters in the hearing room.
22. He stated he is recording the proceedings as his client would like a record of what the LTB does because in their experiences before, the LTB has advocated their duties and responsibilities, they have ignored the rights of the Tenant, they have gaslit legal and lawful obligations and the RTA. His belief is they do that only because they do not have public accountability because these hearings are kept private.

23. I explained to him that all the LTB proceedings are recorded, and the Tenant may file a request to the LTB for a copy of the recording. He responded that she would have to pay for that and that is extortion. I explained that she was able to file a request for fee waiver to the Board. I find the Tenant was aware of this practice as the Tenant had filed a request for fee waiver for the application already.
24. He stated they do not have to cost the court any money as they are quite capable of recording the hearing themselves. He further states he does not wish to request a copy of the recording of the hearing as recording it himself is far more convenient and as soon as the matter concludes he automatically uploads it to Spotify and his blog. He states he does not alter the recording in any way. He stated his blog is www.vondehnvisuals.com.
25. He further stated they were recording to have a record of my accountability, and it will be published on the public record so that everyone can hear exactly what goes on in an LTB hearing.
26. He stated I am an administrator for this Tribunal which means I have public accountability, and I do not have the right to privacy as I am a Public Servant.
27. He stated the only reason he believes that I could exclude him from representing the Tenant was if he was not competent and this is not an issue of competency. I explained to him that I have made no determination regarding him not being competent and the only way for me to make that determination was if we proceeded to the merits of the hearing.
28. I am satisfied King Sean, House von Dehn is not being paid as a Representative and has not shown any actions to lead me to believe that he is not competent to represent the Tenant currently.
29. The Landlord's Legal Representative submits the Board is very clear that these proceedings are not to be recorded. He stated in the emails he sent me there was a video recording of the proceeding with Member Campbell uploaded to his blog. He asserts parties should not have to subject themselves to that kind of vitriol.
30. He asserts the Board must control its own process and the Landlord is not free to fully participate in this hearing because of what King Sean, House von Dehn is intending to do with the recording after the hearing, and essentially this is a threat. He asserts the Landlord's Legal Representative, and the Landlords also have a right to be heard, and this prevents that and is unfair.
31. Before I made a determination on the preliminary issue, Tenant Duty Counsel appeared in the hearing room for this file. I explained to Tenant Duty Counsel that a decision had not yet been made on the preliminary issue as to whether the King Sean, House von Dehn could represent the Tenant. She stated she was able to stay in the room until a determination was made and would be available to provide free legal advice to the Tenant if required.

32. I made the ruling that I was not going to permit King Sean, House von Dehn to represent the Tenant.
33. I find that the reason he wants to record the proceedings is inconsistent with section 29 of the Statutory Powers Procedure Act. Effective June 3, 2021, the Ontario Government passed Bill 276, Supporting Recovery and Competitiveness Act, 2021 which amended the Statutory Powers Procedure Act (SPPA) to make it an offence to record a tribunal proceeding unless an exception applies.
34. The new section 29 SPPA prohibits the taking a photograph, audio or video recording or other electronic recording of a hearing or someone entering or leaving a hearing room. It also prohibits the publication, broadcasting, reproduction or dissemination of such recordings.
35. There are exceptions to the prohibition as outlined below:

This prohibition does not apply to:

- a) the unobtrusive making of notes or sketches of events at a hearing;
 - b) the making of an audio recording, unobtrusively and in a manner authorized by the tribunal, by a representative, a party acting on their own behalf or a journalist, for the sole purpose of supplementing or replacing notes; or
 - c) subject to the authorization of the tribunal, a recording can be made:
 - i. if it is required for the presentation of evidence, the making of a record or any other purpose of the hearing,
 - ii. with the consent of the parties and witnesses, or
 - iii. in connection with any ceremonial proceeding.
36. There was no evidence before me that King Sean, House von Dehn falls into these exceptions. He was quite clear what his purpose for recording the proceedings were and they were not for any of these exemptions. I find that he is using these recordings for his own personal blogs and interests.
37. I do not find it appropriate to allow King Sean, House von Dehn to act as an unlicensed Representative as he demonstrated a clear disregard for the Board's rules and the Statutory Powers Procedures Act. He stated he openly intended to record the hearing and upload it to his blog, despite being told that doing so is prohibited. This conduct showed a lack of respect for the procedures that govern tribunal proceedings and raised concerns about his ability to participate appropriately.
38. Given these circumstances I found it appropriate to not allow King Sean, House von Dehn to act on behalf of another party.
39. After my determination was made, the Landlord's Legal Representative advised the Tenant was in breach of the Interim Order LTB-T-025326-23-IN, issued on July 31, 2024. The breach related to disclosure in Paragraphs 4 through Paragraph 8.

40. After my determination was made, I tried to address the Tenant, to see if she would like to speak with Tenant Duty Counsel who had agreed to wait in the hearing room pending the outcome of the preliminary issue. She declined to speak to Tenant Duty Counsel and wanted to be represented by King Sean, House von Dehn.
41. I told the Tenant it may be beneficial for her to speak to Tenant Duty Counsel, and King Sean, House von Dehn, interjected "she does not want to speak to Tenant Duty Counsel".
42. I asked him to please stop interjecting and allow me to have a conversation with the Tenant and that I excluded him as a Representative, he interjected "then we will have to postpone, as you are denying the Tenant the right to representation",
43. He continued to speak over me and was asked again to allow me to speak to the Tenant.
44. I was then explaining to the Tenant that I have made the ruling that King Sean, House von Dehn, would not be permitted to represent her at the hearing. She was again provided an option of speaking to Tenant Duty Counsel, requesting an adjournment to allow for proper representation for the next hearing and to allow her additional time to come into compliance with the Interim Order issued on July 31, 2024, or proceed with the hearing unrepresented.
45. The Tenant stated she does not understand the Interim Order and what it is she is supposed to be doing so I encouraged her to speak to Tenant Duty Counsel who could assist, which she declined.
46. I re iterated to the Tenant that Tenant Duty Counsel was present to speak to her about her different options and asked her again if she would like to speak to Tenant Duty Counsel, and which time King Sean, House von Dehn interjected again. I explained to him again that I was addressing the Tenant and asked him to stop interfering.
47. The Tenant was then given the options again to speak to Tenant Duty Counsel, proceed unrepresented or request an adjournment to obtain representation and come into compliance with the Interim Order that was issued on July 31, 2024. The Tenant requested an adjournment for representation and an opportunity to comply with the Interim Order.
48. The Landlord's Legal Representative consented to the adjournment and requested the Tenant come prepared to the next scheduled hearing on her own connection and not record the proceeding.
49. I consented to the adjournment on consent of the parties.
50. A few moments later, King Sean, House von Dehn interjected and said the recording was necessary and would be used to hold "state actors" like me accountable for violating my oath. I asked him again to stop interfering with the proceeding. He kept going and I had to mute his line.

51. As I dismissed the parties for the day King Sean, House von Dehn continued to interject, and I had to mute his line several times. During this time, he stated that I was a disgrace and a clown.

52. As I did not hear any evidence or submissions on the merits of the application, I do not consider myself seized.

It is ordered that:

1. The hearing is adjourned to a date to be scheduled by the LTB.
2. The LTB will send the parties a Notice of Hearing for the next hearing date.
3. The Tenant is encouraged to seek legal advice prior to the next hearing.
4. The Tenant is encouraged to sign into the next hearing on her own device and not attend the hearing with King Sean, House von Dehn.
5. At least seven (7) days prior to the next hearing date, the parties shall provide each other and file with the Board a copy of all documents, pictures and other evidence they intend to rely on at the hearing.
6. The parties can receive disclosure at the following emails:
 - Tenant: ayan_abdillahi@rogers.com
 - Landlord: mthiele@ottawalawyers.com
7. The parties should upload their evidence to the Tribunals Ontario Portal at www.tribunalsontario.ca/en/tribunals-ontario-portal/. To add your evidence into the portal, log into Tribunals Ontario Portal, choose the file number and select 'Documents, Evidence, and Requests,' and pick 'Submission' in the dropdown menu. If you cannot use the portal, you can send your evidence to the LTB BY E-MAIL. The LTB's e-mail address is ltb.evidence@ontario.ca.
8. If a party does not comply with the deadlines for disclosure, the Member may refuse to accept the evidence or consider the issues not disclosed.
9. All evidence should be organized in accordance with the Landlord and Tenant Board's Practice Direction on Evidence:

All documents, photographs and other items provided to the other parties and the LTB as evidence must:

- a. be readable;
- b. have consecutively numbered pages; and

c. include a list or table of contents identifying each item in order, and by page

10. If parties want to make disclosure through the Tribunals Ontario Portal, they must sign and file the LTB's form called "Consent to Disclosure through Tribunals Ontario Portal" found on the LTB's website.

11. I am not seized.

November 26, 2025
Date Issued



Trish Carson
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.