



JUL 29, 2026

Landlord and Tenant Board

**Order under Section 30
Residential Tenancies Act, 2006**

Citation: Abdillahi v Multifaith Housing Initiative, 2026 ONLTB 56721

Date: 2026-07-29

File Number: LTB-T-025326-23

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

Between: Ayan Abdillahi Tenant

And

Multifaith Housing Initiative Landlord

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 July 22, 2025, November 18, 2025, February 5, 2026, April 30, 2026, and July 15, 2026.

Only the Landlord attended the final hearing. The matter was adjourned on all other dates, and no member was seized.

As of 9:45am, the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend to present their application to the LTB, I find that the Tenant's application is abandoned.

Abuse of Process and Costs

2. This matter has been before the LTB on four other occasions, which is confounding when it is considered that there was only one issue to address on the Tenant's application: noise issues with the residential complex's HVAC system. However, the delay can be fully attributed to the actions of the person who was attempting to act on the Tenant's behalf, Sean Von Dehn, aka "King Sean, House von Dehn".

3. The Tenant, after having been told to not allow Mr. Von Dehn to participate as a representative at the hearing, chose to ignore that order (issued pursuant to LTB-T-025326-23-IN, issued on November 26, 2025), and allowed Mr. Von Dehn to act on their behalf, causing further delay.
4. Mr. Von Dehn hosts a website which makes a mockery of many people and tends to target anyone he views as an enemy.
5. Mr. Von Dehn's website, which contained hearings recorded with his own device were posted and presented at the hearing.
6. Section 29(1) of the *Statutory Powers Procedure Act* states the following:

29 (1) No person shall,

(a) take or attempt to take a photograph, audio or video recording or other record capable of producing or transmitting visual or aural representations by electronic means or otherwise,

(i) at a hearing,

(ii) of any person entering or leaving the room in which a hearing is to be or has been convened, or

(iii) of any person in the building in which a hearing is to be or has been convened if there is reasonable ground for believing that the person is there for the purpose of attending or leaving the hearing, other than in an area of the building designated by the tribunal for the purpose and with the person's consent;

(b) publish, broadcast, reproduce or otherwise disseminate a photograph, recording or record taken in contravention of clause (a); or

(c) broadcast, reproduce or otherwise disseminate an audio recording described in clause (2) (b). 2021, c. 25, Sched. 27, s. 3.

7. Pursuant to the LTB- Interpretive Guideline 3, costs may be considered against a party and their representative if they act unreasonably or improperly. The publishing of the parts of hearing recordings is contrary to the *Statutory Powers Procedure Act*.
8. Every preamble (introduction) given by adjudicators throughout Ontario contains a warning to not record hearings. This is not a law that is trivial or ambiguous, it is very clearly put before all who participate in a hearing.
9. Allowing this action without consequence would not just set a precedent for the Tenant, or Mr. Von Dehn to breach this law in the future, but it sets a precedent for anyone to ignore the law without consequence. As recording and publishing a recording of hearings is an action that can be considered both unreasonable and improper, I am satisfied that, pursuant to LTB- Interpretive Guideline 3, that costs are warranted in this circumstance.

10. For this reason, I am satisfied that costs of \$300.00 should be levied against Mr. Von Dehn, and \$100.00 against the Tenant. These costs shall be paid directly to the Board.

It is ordered that:

1. The Tenant's application is dismissed as abandoned.
2. The Tenant, Ayan Abdillahi, shall pay costs of \$100.00 to the LTB on or before August 15, 2026.
3. The Tenant's Agent, Sean von Dehn, aka "King Sean, House von Dehn" shall pay \$300.00 costs to the LTB on or before August 15, 2026.

July 29, 2026
Date Issued



Robert Brown
Vice Chair, Landlord and Tenant Board

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