



**Order under Section 57  
Residential Tenancies Act, 2006**

**File Number:** LTB-T-001037-23

**In the matter of:** 4013 MAPLE LEAF CRES  
WINDSOR ON N8W5R3

**Between:** EMELIA EBANKS Tenant  
TYRONE ARE

**And**

TEJNOOR KAUR Landlord  
TAGJIT SINGH MANN

EMELIA EBANKS and TYRONE ARE (the 'Tenant') applied for an order determining that TEJNOOR KAUR, TAGJIT SINGH MANN and (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on November 27, 2025.

The Landlord Tejnoor Kaur and the Tenant Emelia Ebanks attended the hearing. The Tenant's Legal Representative Hugh Mai and the Landlord's Legal Representative Kira Passell and Lynn Perillo and an interpret for the Landlord Gurujot Singh also attended.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

**Determinations:**

*Tejinder Pal Singh*

1. This matter has previously been adjourned on four occasions. Most Recently on August 28, 2025. At that hearing the matter was adjourned so that the Tenant's Legal Representative could add Tejinder Pal Singh as a Landlord to the Application.
2. This Adjournment was granted, peremptory on all parties and the Tenant was provided until September 30, 2025 to amend their Application.
3. At the hearing before me the Tenant sought to add Tejinder Pal Singh as a Landlord on the basis that the rental unit had been transferred to him for two dollars on July 13, 2022.

4. The Landlord's Legal Representative testified that while she received a letter from the Tenant's Legal Representative on September 30, 2025 which indicates that he intended to amend the Application no request to amend was filed until October 8, 2025.
5. I am not satisfied that it is appropriate to amend the Application to add the Landlord Tejinder Pal Singh. This Application was filed on August 31, 2022, and the Tenant and Tenant's Legal Representative have had ample time to perfect the Application and name all appropriate parties. I also note that the Tenant's Legal Representative was provided clear instructions by the Board in the September 4, 2025 interim order which provided them until September 30, 2025 to amend the Application and they have not complied with this order.
6. Therefore, I am not prepared to amend the Application to add Tejinder Pal Singh
7. Additionally, while Tejinder Pal Singh appears to be aware of this proceeding I accept that they do have portal access, and have not been able to properly prepare for this hearing. Therefore, I find it would be prejudicial to add them to the Application. I also note that this matter has been adjourned 4 times by the Board, and find that it would not be an expeditious use of the Board's time to adjourn the matter yet again so that Tejinder Pal Singh may be added.

*The T5*

8. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
9. Section 57 of the *Residential Tenancies Act*, 2006 states:

57 (1) The Board may make an order described in subsection (3) if, on application by a former tenant of a rental unit, the Board determines that,

  - (a) the landlord gave a notice of termination under section 48 in bad faith, the former tenant vacated the rental unit as a result of the notice or as a result of an application to or order made by the Board based on the notice, and no person referred to in clause 48 (1)(a), (b), (c) or (d) occupied the rental unit within a reasonable time after the former tenant vacated the rental unit;
  - (b) the landlord gave a notice of termination under section 49 in bad faith, the former tenant vacated the rental unit as a result of the notice or as a result of an application to or order made by the Board based on the notice, and no person referred to in clause 49 (1) (a), (b), (c) or (d) or 49 (2) (a), (b), (c) or (d) occupied the rental unit within a reasonable time after the former tenant vacated the rental unit; or
  - (c) the landlord gave a notice of termination under section 50 in bad faith, the former tenant vacated the rental unit as a result of the notice or as a result of an application to or order made by the Board based on the notice, and the landlord did not demolish, convert or repair or renovate the rental unit within a reasonable time after the former tenant vacated the rental unit. 2006, c. 17, s. 57 (1).

### **Time limitation**

(2) No application may be made under subsection (1) more than one year after the former tenant vacated the rental unit. 2006, c. 17, s. 57 (2).

10. The Tenant's Application was filed on August 31, 2022.

11. While the Application filed by the Tenant indicated that they vacated the rental unit on August 31, 2021, at the hearing the Tenant Emelia Ebanks testified that they vacated the rental unit on August 29, 2021. This date was confirmed twice by the Tenant at the hearing.

12. Therefore, the Tenant has not filed this Application within one year from the date that they vacated the rental unit, and the Application must be dismissed.

### **It is ordered that:**

1. The Tenant's Application is dismissed.

**January 8, 2026**  
**Date Issued**

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Reid Jackson  
Member, Landlord and Tenant Board

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

