



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

File Number: LTB-T-060135-25

In the matter of: Basement, 137 Gerrard St. E.
Toronto ON M5A2E3

Between: Jamie Macleod Tenant

And

Steven Bereznai Landlord

Jamie Macleod (the 'Tenant') applied for an order determining that Steven Bereznai (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on December 10, 2025.

The Landlord, the Landlord's Legal Representative, Jeff Shabes, and the Tenant attended the hearing.

Determinations:

Preliminary Issue: No N12 or N13 was served on the Tenant

1. The Landlord raised the preliminary issue that they had never served an N12 or N13 notice of termination on the Tenant, therefore the application should be dismissed.
2. The Tenant acknowledged that he had never received a N12 or N13 notice of termination. He applied for a T5 application as he thought the Landlord had acted in bad faith and did not understand it needed to relate to a specific notice of termination.
3. The Tenant also stated that he has a T2 application scheduled for February 2026 to address his issues.
4. As a N12 or N13 notice of termination was never served on the Tenant, the application is dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 6, 2026

Date Issued

Allana McComb

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.