



## **Order under Section 69 / 89 Residential Tenancies Act, 2006**

**Citation:** Langfield v Bernier-Lewicki, 2026 ONLTB 2608

**Date:** 2026-01-07

**File Number:** LTB-L-064935-25

**In the matter of:** 203, 123 East Street  
Clinton ON N0M1L0

**Between:** Tyler Langfield Landlords  
Russ Langfield

**And**

Malynda Bernier-Lewicki Tenants  
Todd Lewicki

Tyler Langfield and Russ Langfield (the 'Landlords') applied for an order to terminate the tenancy and evict Malynda Bernier-Lewicki and Todd Lewicki (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlords or another Tenants;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has wilfully or negligently caused damage to the premises

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

Tyler Langfield and Russ Langfield (the 'Landlords') also applied for an order requiring Malynda Bernier-Lewicki and Todd Lewicki (the 'Tenants') to pay the Landlords's reasonable out-of-pocket costs the Landlords has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

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

The Landlords, the Landlordss Witnesses, Jacob and Mary Smith and Elaine Barett, the Landlords's Legal Representative Danielle Nettleton, and the Tenants' Legal Representative, Robert Spencer and the Tenants attended the hearing.

**Determinations:**

1. As explained below, the Landlords has not proven on a balance of probabilities the grounds for termination of the tenancy and/or the claim for compensation in the application. Therefore, the application is dismissed.
2. Upon questioning from the Board it was determined N5 notice was invalid, as the N5 notice must provide sufficient detail to allow the Tenants to know the specific allegations being made so that the Tenants can be in a position to know the case that must be met or to correct the behaviour properly complained of in the notice.
3. Accordingly, the Landlords's L2 application should be dismissed, as the N5 is invalid.
4. However, in the above circumstances, the Landlords's Legal Representative sought to withdraw the application and I consented to the request.

**It is ordered that:**

1. The Landlordss L2 application is dismissed as withdrawn.

**January 7, 2026**  
**Date Issued**

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Panagiotis P. Roupas  
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.