



Order under Section 57 Residential Tenancies Act, 2006

Citation: Alves v France, 2026 ONLTB 3012

Date: 2026-01-13

File Number: LTB-T-056704-25

In the matter of: 224, 122 RIVERVIEW DR
CHATHAM ON N7M1A5

Between: Jessica Alves Tenant

And

Robert France
Justine France Landlord

Jessica Alves (the 'Tenant') applied for an order determining that Robert France and Justine France (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on December 11, 2025.

The Landlord, the Landlord's representative John Lambe, the Tenant attended the hearing.

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 at the top of the order.

Determinations:

1. As explained below, the Tenant's application is dismissed for lack of jurisdiction.
2. The Tenant vacated the rental unit on March 7, 2024 and subsequently filed this application on July 10, 2025.
3. The Tenant did not file this application within one year of vacating the rental unit pursuant to subsection 57(2) of the *Residential Tenancies Act, 2006* (the 'Act'). As such, the Tenant's application must fail.
4. This order contains all of the reasons for my decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant's application is dismissed.

January 13, 2026
Date Issued

Elena Jacob
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.