



Order under Section 130 Residential Tenancies Act, 2006

Citation: Saleh v Pinedale Properties Ltd, 2026 ONLTB 4315

Date: 2026-01-13

File Number: LTB-T-057044-25

In the matter of: 702, 14 Carluke Crescent
Toronto Ontario M2L 2H8

Between: Timothy Saleh Tenant

And

Pinedale Properties Ltd Landlord

Timothy Saleh (the 'Tenant') applied for a reduction of the rent charged for the rental unit due to:

- a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex.

This application was heard by videoconference on January 8, 2026.

The Landlord's agent, Erick Clarke, the Landlord's Legal Representative, Samuel M. Korman, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Tenant alleges that the Landlord ceased to provide free visitor parking on January 1, 2024 and that this constitutes a discontinuance in a service or facility in respect of the rental unit or residential complex.
3. The Tenant filed this application for a reduction in rent for that alleged discontinuance of a service or facility pursuant to section 130(1) of the *Residential Tenancies Act*, 2006 (the "Act") on July 1, 2025.
4. Pursuant to section 130(5) of the Act:

130(5) No application may be made under this section more than one year after a reduction or discontinuance in a service or facility.

5. As this application was filed more than a year after the alleged discontinuance of the service or facility, it is barred from proceeding by section 130(5) of the Act and must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 13, 2026

Date Issued

Benjamin Seigel

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.