



Order under Section 31 Residential Tenancies Act, 2006

Citation: Silva v Vancor group, 2026 ONLTB 7844

Date: 2026-01-22

File Number: LTB-T-035058-24

In the matter of: 1206 HAMILTON ST
CAMBRIDGE ON N3H3G3

Between: Michele Silva Tenant

And

Vancor Group Landlord

Michele Silva (the 'Tenant') applied for an order determining that Vancor Group (the 'Landlord'):

- harassed, obstructed, coerced, threatened or interfered with the Tenant.

This application was heard by videoconference on January 21, 2026.

The Landlord, Corry Vanirsel, and the Tenant attended the hearing.

At the hearing, the Tenant indicated she requested a French language hearing in error. Therefore, the hearing was conducted in English. No French order will follow.

Determinations:

Preliminary Issue:

1. As the beginning of the hearing, the Landlord raised a preliminary issue that the application was out of time and should be dismissed. The claims made by the Tenant in the application resulted from an incident that occurred in November 2023. The application was filed on January 7, 2025. The Tenant stated she thought she filed the application on time.
2. In accordance with subsection 29(2) of the *Residential Tenancies Act, 2006* (the 'Act'), no application may be made under subsection (1) more than one year after the day the alleged conduct giving rise to the application occurred. Ontario Regulation 516/06 subsection 56(2) states that the Board cannot extend the deadlines for filing applications, other than those which the Board is expressly permitted to extend or shorten under

subsection 190(1) of the Act. The deadline for filing an application is not one of those listed under s.190(1) and so there is no flexibility on the part of the Board to extend it.

3. On this basis, I find that the alleged conduct giving rise to the application occurred more than one year before the Tenant filed their application and that the application must be dismissed. I have no discretion to extend the timeline under subsection 29(2) of the Act to allow the application to proceed.
4. Therefore, this application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

January 22, 2026
Date Issued

Paula West Oreskovich
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.