



Order under Section 130 Residential Tenancies Act, 2006

File Number: LTB-T-034724-25

In the matter of: 303, 3095 NEW ST
BURLINGTON ON L7N 1M7

Between: Michael Lambert Tenant

and

Nigel Morgan
2249805 Ontario Inc

Landlord

Michael Lambert (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 26, 2026.

The Landlord's representative, Kathleen Lovett, and Tenant attended the hearing.

Determinations:

1. For the reasons that follow, I am not satisfied that the Tenant's application was filed within the one-year limitation period. Therefore, the application will be dismissed.
2. The Tenant claims that the Landlord discontinued his visitor parking. At the hearing the Tenant confirmed the date of discontinuance to be April 1, 2024, and this application was filed on April 16, 2025.
3. An application by a tenant seeking a rent reduction due to a reduction or discontinuance in services or facilities provided in respect of the rental unit or the residential complex is filed under section 130 of the *Residential Tenancies Act, 2006* (the 'Act'). Subsection 130(5) states that the application cannot be made more than one year after the reduction or discontinuance in a service or facility
4. In this case, the discontinuance occurred on April 1, 2024. By the time the application was filed, the one-year limitation period as set out in section 130(5) had already passed.

It is ordered that:

1. For the reasons provided above, the Tenant's application is dismissed.

February 10, 2026
Date Issued

Adeela Alvez
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.