



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

Citation: Normand v Bianchi, 2026 ONLTB 13109

Date: 2026-02-06

File Number: LTB-T-054229-24-RV2

In the matter of: 221 Foster Avenue
Belleville Ontario K8N3R1

Between: Caroline Normand Former
Tenant

And

Diego Bianchi Landlords
Rosalba Siciliana

Review Order

Caroline Normand (the 'Former Tenant') applied for an order determining that Diego Bianchi and Rosalba Siciliana (the 'Landlords') gave a notice of termination in bad faith.

The application was resolved by order LTB-T-054229-24 issued on August 29, 2025.

On September 25, 2025, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On September 25, 2025, interim order LTB-T-054229-24-RV-IN was issued, staying the order issued on August 29, 2025.

Following a hearing on October 20, 2025, interim order LTB-T-054229-24-RV-IN2 was issued on October 24, 2025, granting the Tenant's request. The application was adjourned for a new hearing to be held at a future date.

The rehearing of the application was resolved by order LTB-T-054229-24-RV issued on January 9, 2026.

On February 5, 2026, the Former Tenant requested a review of the order.

A preliminary review of the review request was completed without a hearing. In determining this request, I reviewed the materials in the LTB's file as well as the audio recording for this hearing.

Determinations:

1. On the basis of the submissions made in the request, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.
2. The review request submits that the Board Member erred in dismissing the T5 application by considering an incorrect N12 Notice of Termination issued by the Landlords.
3. The Tenant vacated the rental unit as a result of order LTB-L-035180-22 issued on April 21, 2023 on consent. The third N12 notice is therefore irrelevant. It was not an error for the Member to base the decision on the second N12 notice issued. Whether an N12 notice served by a landlord is faulty is not determinative of bad faith.
4. Accordingly, I am not satisfied that there is a serious error in the order or that a serious error occurred in the proceedings.

It is ordered that:

1. The request to review order LTB-T-054229-24 issued on January 9, 2026 is denied. The order is confirmed and remains unchanged.

February 6, 2026
Date Issued

Mayra Sawicki
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.