



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-056286-25

In the matter of: 322 somerset crescent
Sarnia ON N7S4G1

Between: Mary Chad Tenant

And

Anthony Svoboda Landlord

Mary Chad (the 'Tenant') applied for an order determining that Anthony Svoboda (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on January 27, 2026.

The Landlord, the Landlord's Legal Representative, Matthew Alexander, the Tenant, and the Tenant's Legal Representative, Shayla Ventura, attended the hearing.

Determinations:

1. At the outset of the hearing there was a preliminary issue raised by the Landlord that the Tenant had filed their application more than one year after they had vacated the rental unit.
2. The Tenant confirmed that they vacated the rental unit in November 2023, and the application was not filed until July 9, 2025.
3. Section 57(2) of the *Residential Tenancies Act, 2006* (the 'Act') states that no application may be made under subsection (1) more than one year after the former tenant vacated the rental unit.
4. As the Tenant's application was filed 20 months after they vacated the rental unit, the application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

February 25, 2026
Date Issued

Allana McComb

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.