



**Order under Section 30
Residential Tenancies Act, 2006**

File Number: LTB-T-056291-25

In the matter of: 2480 DUNDAS ST W
TORONTO ON M6P1W9

Between: Fraser Gee Tenant

And

VISION Real Estate Management Services Inc. Landlord

Fraser Gee (the 'Tenant') applied for an order determining that VISION Real Estate Management Services Inc. (the 'Landlord') failed to meet the Landlord's maintenance obligations under the *Residential Tenancies Act, 2006* (the 'Act') or failed to comply with health, safety, housing or maintenance standards.

This application was heard by videoconference on February 23, 2026.

The Landlord's legal representative, Kelly Hawkes, and the Tenant attended the hearing.

Determinations:

1. As explained below, the application discloses no viable cause of action. Therefore, the application is dismissed.
2. Section 29(2) of the *Residential Tenancies Act, 2006* (the 'Act') stipulates that a Tenant application may not be filed more than one year after the alleged conduct giving rise to the application occurred.
3. This application was filed on July 9, 2025. The Tenant confirmed that all issues were resolved by April 2024. As all of the issues giving rise to the application were resolved more than one year prior to the application being filed, there is no viable cause of action.

It is ordered that:

1. The application is dismissed.

March 2, 2026
Date Issued

Dawn Carr
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.