



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-059593-25

In the matter of: 43 Washburn Road
Brampton ON L6P3V6

Between: Uchenna Harriet Nwokeji Tenant

And

Bobby Anand Landlord

Uchenna Harriet Nwokeji (the 'Tenant') applied for an order determining that Bobby Anand (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on March 12, 2026. Only the Landlord, the Landlord's support person Bobby Anand and the Landlord's legal representative Andrew Hyland attended the hearing.

As of 9:19 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not attend the hearing to support their application, I find that this application has been abandoned.
2. However, had the Tenant attended, the matter would have been dismissed on the Landlord's motion as the application is statute barred pursuant to subsection 57(2) where it is outlined that 2) *No application may be made under subsection (1) more than one year after the former tenant vacated the rental unit*, here the tenancy terminated on August 1, 2023 and the Tenant applied to the Board on July 20, 2025.

It is ordered that:

1. The Tenant's application is dismissed.

March 17, 2026
Date Issued

Alicia Johnson
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.