



Order under Section 57 Residential Tenancies Act, 2006

Citation: Beauchamp v 2393027 Ontario Corporation, 2026 ONLTB 28392

Date: 2026-04-13

File Number: LTB-T-068121-25

In the matter of: 469 SCARSDALE CRES
OAKVILLE ON L6L3W8

Between: Charles Beauchamp Tenant

And

2393027 Ontario Corporation Landlord

Charles Beauchamp (the 'Tenant') applied for an order determining that 2393027 Ontario Corporation (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on April 2, 2026. The Tenant, the Landlord, and the Landlord's Representative, Angela Makris, attended the hearing.

Determinations:

1. For the following reasons, the Tenant's application is dismissed.
2. The Tenant filed an application pursuant to s. 57 of the Residential Tenancies Act ('the Act') alleging that the Landlord gave them a notice of termination in bad faith.
3. The Tenant's application indicated the termination date of the tenancy was August 28, 2024.
4. However, during cross-examination, the Tenant's admitted he moved out of the rental unit and terminated his tenancy on July 31, 2024.
5. Section 567(2) of the Act states that: "No application may be made under subsection (1) more than one year after the former tenant vacated the rental unit."
6. The T5 application was filed on August 22, 2025. The application was brought beyond the one-year limitation period, and as such, the Board has no jurisdiction to consider the merits of the application.

It is ordered that:

1. The Tenant's application is dismissed.

April 13, 2026
Date Issued

Jane Dean
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.