



**Order under Section 57
Residential Tenancies Act, 2006**

File Number: LTB-T-070844-25

In the matter of: 210, 8501 BAYVIEW AVE
RICHMOND HILL ON L4B3J7

Between: Farzana Jamal Tenant

And

Ruben & Anna Nagy Landlord

Farzana Jamal (the 'Tenant') applied for an order determining that Ruben & Anna Nagy (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on April 7, 2026.

The Landlord's legal representative, M. Ciobotaru and the Tenant and the Tenant's legal representative, R. Lee attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. The Tenant vacated the rental unit on August 20, 2024, and filed the application on August 26, 2025.
3. Pursuant to subsection 57 (2) of the *Residential Tenancies Act*, 2006, no application may be made more than one year after the former tenant vacated the rental unit.
4. As this application was filed more than one year after the former Tenant vacated, the application must be dismissed.

It is ordered that:

1. The application is dismissed.

April 14, 2026
Date Issued

Emily Robb
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.