



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-061584-25

In the matter of: 73 Sutcliffe Way South
New Tecumseth ON L9R0N3

Between: Eric Robbins Tenant
Beverly Robbins

And

Shilpi Sharma Landlord

Eric Robbins and Beverly Robbins (the 'Tenant') applied for an order determining that Shilpi Sharma (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on February 12, 2026.

The Landlord, and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. The Tenant testified that they vacated the rental unit on June 15, 2024, and the application was filed July 18, 2025.
3. This application was filed under section 57(1) of the *Residential Tenancies Act, 2006* (the 'Act').
4. Section 57(2) of the Act states:

"No application may be made under subsection (1) more than one year after the former tenant vacated the rental unit."

5. The Tenant's application must have been filed no later than July 15, 2025, to comply with this provision. I find that the Tenant filed their application more than one year after vacating the rental unit. Therefore, I must dismiss this application for this reason.

It is ordered that:

1. The Tenant's application is dismissed.

April 14, 2026

Date Issued

Samantha Greaves

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.