



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

File Number: LTB-T-061266-25

In the matter of: 2, 8 QUEEN STREET
BARRIE ON L4M1Z1

Between: Kayla Herron Tenant

And

Michael Jones Landlord

Kayla Herron (the 'Tenant') applied for an order determining that Michael Jones (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on March 3, 2026 and April 24, 2026.

The Tenant and the Landlord attended on both hearing dates.

Determinations:

The Tenant's April 24, 2026 Adjournment Request

1. The Tenant requested an adjournment at the April 24, 2026 hearing. The Tenant testified she spoke with a paralegal about this proceeding on or about March 27, 2026. The paralegal, however was unavailable to attend the scheduled hearing and instructed the Tenant to seek an adjournment.
2. The Landlord opposed the Tenant's adjournment request. The Landlord submitted that the Tenant filed the application in bad faith and that the Tenant's request was intended to delay the proceeding.
3. I ruled that the Tenant had ample time since filing the application on July 24, 2025 to retain legal representation. Keeping in mind the Board's duty to adopt an expeditious process to resolve the dispute, I denied the Tenant's request to adjourn the hearing.

The Pleadings in the Application are Inadequate

4. At the March 3, 2026 hearing, I ruled that the Tenant's application does not describe a proceeding under subsection 57(1) of the *Residential Tenancies Act, 2006* (the 'Act'). The pleadings do not allege that the Landlord gave the Tenant a notice of termination under subsection 48(1), 49(1) or 50(1) of the Act in bad faith.

5. I adjourned the March 3, 2026 hearing and directed the Tenant to file a request to amend her application with the Board, no later than March 31, 2026. I issued interim Board order LTB-T-061266-25-IN, confirming my March 3, 2026 verbal direction and seizing myself of the proceeding.
6. On March 9, 2026 - before the Tenant met with the paralegal on March 27, 2026 - the Tenant submitted a request to amend her application. The amendment request does not, however, provide details of the matters giving rise to the Tenant's claim, and the request does not adequately set out the reasons for the remedies the Tenant requests. It was apparent that the Tenant did not receive assistance when completing either the Board's T5 application form or the March 9, 2026 request to amend the application.
7. I ruled at the April 24, 2026 hearing that I would dismiss the Tenant's T5 application. I reminded the Tenant that the Act imposes a one-year limitation period for other applications that may be more appropriate in the circumstances. I encouraged the Tenant to contact the paralegal with whom she spoke on March 27, 2026 to discuss the Tenant's options.

It is ordered that:

1. The Tenant's application is dismissed.

April 29, 2026

Date Issued

Harry Cho

Vice Chair, 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.