



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-053257-25

In the matter of: A, 731 Queen St East
Toronto ON M4M1H1

Between: Sarah Mcquarrie Tenant

And

Theo Kalentzis Landlord

Sarah Mcquarrie (the 'Tenant') applied for an order determining that Theo Kalentzis (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on March 10, 2026.

The Tenant and the Landlord attended the hearing.

Preliminary Issue:

1. Upon review of the T5 application, the Tenant alleged to have vacated the rental unit on or about June 30, 2023.
2. The T5 application was filed with the Board on or about June 30, 2025. This creates a two-year gap between the alleged conduct (the vacancy following the N13) and the start of these proceedings.
3. When I turn to section 29(2) of the *Residential Tenancies Act*, it states:

Time limitation

(2) No application may be made under subsection (1) more than one year after the day the alleged conduct giving rise to the application occurred. 2006, c. 17, s. 29 (2).

4. In this case, the alleged conduct and the commencement of these proceedings occurred approximately 24 months after the Tenant vacated the rental unit. I find that the Tenant failed to comply with the mandatory one-year limitation period for filing the application. As a result, the Board is precluded from considering the merits of the Tenant's claim relating to alleged bad faith.
5. As a result, the Tenant's application shall be dismissed.

It is ordered that:

1. The Tenant's application is dismissed.

May 7, 2026
Date Issued

Anthony Bruno
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.