



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

File Number: LTB-T-012678-26

In the matter of: Basement, 569 GIBBONS ST
OSHAWA ON L1J4Z7

Between: Mica Brown Tenant

And

Brittany Nathaniel Landlord

Mica Brown (the 'Tenant') applied for an order determining that Brittany Nathaniel (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on May 21, 2026.

The Landlord's Agent, Johnathan Nathaniel and the Tenant attended the hearing. The Landlord is Brittany Nathaniel and her father, Johnathan Nathaniel is speaking on her behalf today.

Determinations:

1. This application did not involve a Landlord serving an N12 notice of termination to the Tenant for the Landlord's use and it did not involve communications between the parties which would amount to a notice under section 48(1) of the *Residential Tenancies Act*, 2006.
2. As such, the application must fail.

It is ordered that:

1. The Tenant's application is dismissed.

May 28, 2026
Date Issued

Carrie Bertrand
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.