



Order under Section 57 Residential Tenancies Act, 2006

File Number: LTB-T-071413-24

In the matter of: 9, 9 WILKIE
BELLEVILLE ON K8P 4E4

Between: Kaloriinn Mason Tenant

and

Mark Glassford Landlord

Kaloriinn Mason (the 'Tenant') applied for an order determining that Mark Glassford (the 'Landlord'):

- substantially interfered with the reasonable enjoyment of the rental unit or residential complex by the Tenant or by a member of their household.
- harassed, obstructed, coerced, threatened or interfered with the Tenant.
- did not give the Tenant a written tenancy agreement for their care home unit or the agreement did not include information about care services and meals and the charges the Tenant agreed to pay for them ('T2 application').

The Tenant also applied for an order determining that the Landlord gave a notice of termination in bad faith ('T5 application').

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

The Landlord and the Tenant attended the hearing.

Determinations:

1. In order for a Tenant to file a T5 application under section 57(1) of the *Residential Tenancies Act, 2006* (the 'Act'), the Tenant must have vacated the rental unit as a result of an N12/N13 notice served by the Landlord during the tenancy.
2. In this case the Tenant confirmed that he did not receive either an N12 or N13 notice from the Landlord, and the Landlord confirmed this was correct.
3. The Tenant acknowledged that the T5 application was filed in error, as no N12 or N13 notice had been served. The Tenant also acknowledged that he has filed two T2

applications regarding the same issues. The Tenant requested that this application be withdrawn

4. The Landlord did not object to the Tenant's request to withdraw this application; and I consented to the Tenant's request.
5. The Tenant has filed a separate T2/T6 application (LTB-T-064635-24) which will be heard by the Board on a date to be determined.

It is ordered that:

1. The Tenants' application is withdrawn, and the Board's file is closed.

May 26, 2026
Date Issued

Adeela Alvez
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.