



Order under Section 57 Residential Tenancies Act, 2006

Citation: Dumont v Lachance, 2026 ONLTB 42122

Date: 2026-05-29

File Number: LTB-T-074049-25

In the matter of: A, 151 Mill
Kapusking ON P5N2V5

Between: Vicky Dumont Tenant

And

Karine Lachance Landlord

Vicky Dumont (the 'Tenant') applied for an order determining that Karine Lachance (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on April 16, 2026.

The Landlord, Landlord's legal representative Sara Larochelle and the Tenant attended the hearing.

Determinations:

1. As explained below, the Tenant's application is dismissed.
2. The Tenant filed their application on September 4, 2025.
3. At the hearing, the Board raised a preliminary issue. The Tenant's application lacked specific details, including the dates/time, of events that occurred after the Tenant had vacated the rental unit that made the Tenant believe that the notice of termination was served in bad faith. Further, the remedies were also vague.
4. The Tenant confirmed that the relevant details governing her application were in her evidence, and she is not seeking any monetary remedies on her application. She claimed that the remedy she is seeking is that she wants the Landlord to be told that the Tenant is "right" and that the Landlord is "wrong" – this was not a remedy referenced in the application, and no clarity was provided at the hearing as to what the Tenant intended by this remedy. She confirmed that she vacated the rental unit on May 5, 2025.
5. Further, there is no dispute between the parties that the Tenant did not serve her evidence to the Landlord pursuant to Rule 19 of the Board's *Rules of Procedure*. The Tenant only

filed her evidence on Tribunal Ontario Portal System. The parties did not sign a Consent to Disclosure form, whereby evidence can be served onto each other through this platform.

6. Due to the lack of specific details on the application, and the absence of disclosure of the Tenant's evidence, the Landlord could not reasonably be expected to respond in these circumstances. Also, the Tenant is not seeking a remedy within the Board's jurisdiction, thus, it is appropriate to dismiss the Tenant's application. Under subsection 57(2) the *Residential Tenancies Act, 2006*, no application may be made more than one year after the former tenant(s) vacated the rental unit. Since the Tenant vacated the rental unit on May 5, 2025, the Tenant would not be prejudiced by the dismissal. The Tenant was reminded at the hearing that they may wish to file a new application in time that includes specific details for grounds of the application and their remedies.
7. For the above noted reasons, the Tenant's application is dismissed.
8. This order contains all the reasons for my decision within it. No further reasons shall be issued.

It is ordered that:

1. The Tenant's application is dismissed.

May 29, 2026
Date Issued

Inderdeep Padda
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.