



Order under Section 57 Residential Tenancies Act, 2006

Citation: Pelland v 2379898 Ontario Inc., 2026 ONLTB 50006

Date: 2026-06-30

File Number: LTB-T-014044-26

In the matter of: 1087 LAURIER ST
ROCKLAND ON K4K1E3

Between: Nathalie Pelland Tenant

And

2379898 Ontario Inc. Landlords
Geoffroy Lafleche

Nathalie Pelland (the 'Tenant') applied for an order determining that 2379898 Ontario Inc. and Geoffroy Lafleche (the 'Landlords') gave a notice of termination in bad faith.

This application was heard by videoconference on May 27, 2026.

The Landlord Geoffroy Lafleche and the Tenant attended the hearing.

All references to Landlord in the singular refer to Geoffroy Lafleche.

Determinations:

1. As explained below, the Tenant did not prove the allegations contained in the application on a balance of probabilities. Therefore, the application is dismissed.
2. Subsection 57(1)(c) of the *Residential Tenancies Act, 2006* (the 'Act') requires the Tenant to prove each of the following on a balance of probabilities:
 - The Landlords gave the Tenant an N13 notice of termination under section 50 of the Act;
 - The Tenant vacated the rental unit as a result of the N13 notice of termination;
 - The Landlords did not demolish the rental unit within a reasonable time after the Tenant vacated; and
 - The Landlords served the N13 notice of termination in bad faith.
3. The parties agree that the Landlords served the Tenant with an N13 notice of termination for demolition dated January 21, 2025 with a termination date of June 30, 2025.

4. The parties further agree that the Tenant vacated the rental unit pursuant to an N11 agreement as a result of the N13 notice of termination on July 1, 2025.
5. The Tenant testified that since vacating the rental unit demolition of the rental unit has not occurred.
6. The Landlord testified that it was the intention of the Landlords commence demolition as soon as possible, but there were delays due to various applications required for demolition, zoning, redevelopment and construction with the City of Clarence-Rockland (the 'City')
7. The Landlord testified that the residential complex is a duplex and that the Landlords own the adjoining properties. The Landlords intend to demolish redevelop and combine all three properties.
8. The Landlord further testified that he applied to the City for redevelopment of the properties under an R2 application based on a recommendation of City staff. A planning committee hearing occurred on February 26, 2025, but the application was rejected as the Landlords need to bring an R3 application for the proposed redevelopment. An R3 application was filed with the City and approved in late April, 2025.
9. The Landlord states that after the Tenant vacated the rental unit services were disconnected.
10. The Landlord testified that although a demolition permit had been applied for it was not issued by the City until November, 2025, and that due to snowfall and weather conditions demolition was delayed until the Spring of 2026.
11. The Landlord further testified that the demolition of the buildings on the surrounding properties has occurred and the interior of the rental unit has been removed, but was delayed due to asbestos being found. The structure of the residential unit is due to be demolished shortly.
12. Based on the evidence before me, I do not find that the Landlord served an N13 notice of termination under section 50 in bad faith. I find, based on a balance of probabilities, the Landlord had a genuine intention to demolish the rental unit at the time of serving the notice and ultimately has started demolition. I accept that the Landlord intended to demolish the rental unit as soon as the Tenant vacated based on the steps he had taken to pursue demolition while the Tenant was still living in the rental unit. While demolishing the unit is taking longer than the Landlord expected, the delays, in my view, are not a result of the Landlord's conduct.
13. As the Tenant did not prove the elements of the test in subsection 57(1)(c), the application must be dismissed.

It is ordered that:

1. The Tenants application is dismissed.

June 30, 2026

Date Issued

Sean Ramage

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.