



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

File Number: LTB-T-094425-25

In the matter of: 51 Briggs Ave
Richmond Hill ON L4B1N8

Between: Ning Ru
Yihui Chen
Tenants

And

Weiliang Wu
Chen Li
Landlords

Ning Ru and Yihui Chen (the 'Tenants') applied for an order determining that Weiliang Wu and Chen Li (the 'Landlords') gave a notice of termination in bad faith.

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

The Tenants, the Landlords, and the Landlords' Legal Representative, Naseer Ahmed, attended the hearing.

Determinations:

1. At the onset of the hearing, (I/the Landlords) raised the preliminary issue of whether the Tenant filed their application within the statutory limitation period.
2. There is no dispute the Tenants received an N12 notice of termination from the Landlords.
3. As a result of the N12, the Tenants vacated the rental unit on November 2, 2024.
4. The Tenants filed their T5 application with the Landlord and Tenant Board (the 'LTB' or the 'Board') on November 7, 2025.
5. Section 57(2) of the *Residential Tenancies Act, 2006* (the 'Act') stipulates a one-year limitation period for filing a T5 application:

No application may be made under subsection (1) more than one year after the former tenant vacated the rental unit.

6. As the Tenants filed their T5 application more than one year after vacating the rental unit, the Board has no jurisdiction to hear their application, and the application will be dismissed.

It is ordered that:

1. The Tenants' T5 application is dismissed

June 30, 2026
Date Issued

Heather Woodside
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.