



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

File Number: LTB-T-104125-25

In the matter of: 418 Aphelion Cres
Nepean ON K2J6N6

Between: Bassma Douhan Tenant

And

Yang Liu Landlord

Bassma Douhan (the 'Tenant') applied for an order determining that Yang Liu (the 'Landlord') gave a notice of termination in bad faith.

This application was heard by videoconference on May 13, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. At the hearing the Tenant confirmed that she had vacated the rental unit on October 31, 2024. The T5 Application was filed December 9, 2025. The T5 Application was brought on the basis that the Landlord gave a notice of termination under Section 48 in bad faith.
2. Section 57(1) of the *Residential Tenancies Act*, 2006 (the 'Act') states:

Former tenant's application where notice given in bad faith

57 (1) The Board may make an order described in subsection (3) if, on application by a former tenant of a rental unit, the Board determines that,

(a) the landlord gave a notice of termination under section 48 in bad faith, the former tenant vacated the rental unit as a result of the notice or as a result of an application to or order made by the Board based on the notice, and no person referred to in clause 48 (1) (a), (b), (c) or (d) occupied the rental unit within a reasonable time after the former tenant vacated the rental unit;

(b) the landlord gave a notice of termination under section 49 in bad faith, the former tenant vacated the rental unit as a result of the notice or as a result of an application to or order made by the Board based on the notice, and no person referred to in clause

49 (1) (a), (b), (c) or (d) or 49 (2) (a), (b), (c) or (d) occupied the rental unit within a reasonable time after the former tenant vacated the rental unit; or

(c) the landlord gave a notice of termination under section 50 in bad faith, the former tenant vacated the rental unit as a result of the notice or as a result of an application to or order made by the Board based on the notice, and the landlord did not demolish, convert or repair or renovate the rental unit within a reasonable time after the former tenant vacated the rental unit. 2006, c. 17, s. 57 (1).

Time limitation

(2) No application may be made under subsection (1) more than one year after the former tenant vacated the rental unit. 2006, c. 17, s. 57 (2).

3. In short, the Act imposes a one-year limitation period, which the Tenant has not complied with as this Application was filed more than one year after the Tenant vacated. The Tenant testified that the Application was filed outside of the limitation period because her initial Application had been dismissed by the Board on a preliminary basis.
4. As the Tenant's Application is outside the limitation period imposed by the Act, the Tenant's Application shall be dismissed.

It is ordered that:

1. The Tenant's Application is dismissed.

June 30, 2026
Date Issued

Reid Jackson
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.