



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084664-25

In the matter of: B, 61 WILKES ST
BRANTFORD ON N3T4V9

Between: ALEX KATS

Landlord

JAN. 06, 2026

And

Vishal Nanda

MICHAEL VAGENOS

Tenant

ALEX KATS (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL VAGENOS (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on December 22, 2025. The Landlord's representative, Gradiola Qendri, and the Tenant attended the hearing.

Determinations:

1. The parties agreed the Tenant paid the Landlord all the rent that was in arrears up to December 31, 2025.
2. The only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only.
3. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before January 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 1, 2026, at 4.00% annually on the balance outstanding.

January 6, 2026
Date Issued

Vishal Nanda
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.