



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-095832-25

In the matter of: 6, 329 NORTHLAKE DR
WATERLOO ON N2V1Z1

Between: BILL SAVVIDIS Landlords
JENNIFER SAVVIDIS

And

KATELYN ALEXANDER Tenants
JOHN WILLIAM BANKES

BILL SAVVIDIS and JENNIFER SAVVIDIS (the 'Landlords') applied for an order to terminate the tenancy and evict KATELYN ALEXANDER and JOHN WILLIAM BANKES (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remain in the unit after the termination date.

This application was heard by videoconference on December 22, 2025.

The Landlord's legal representative, Janet van Oordt, a licensed paralegal, and the Tenants attended the hearing.

Determinations:

1. As explained below, the Landlords have not proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the application is dismissed.
2. The Tenants was in possession of the rental unit on the date the application was filed.
3. On November 8, 2025, the Landlords gave the Tenants an N8 notice of termination effective January 31, 2026. The notice of termination contains the following allegation: that the Tenants paid the rent late 3 of the 8 months in the period April to November 2025.

4. As I advised the parties at the hearing, the Landlords has not proven that the Tenants have persistently failed to pay the rent on the date it was due. The payment of rent late on 3 occasions in 8 months does not constitute the persistent late payment of rent.

It is ordered that:

1. The Landlords' application is dismissed and the LTB file is closed.

January 5, 2026
Date Issued

Christina Budweth
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.