



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-084676-25

In the matter of: 10 NIAGARA ST
BRANTFORD ON N3T3X7

Between: PIOTR MALINOUSKI

Landlord

And

JAN. 07, 2026

Vishal Nanda

Stefan Stafford
Ashley Thacher

Tenants

PIOTR MALINOUSKI (the 'Landlord') applied for an order to terminate the tenancy and evict Stefan Stafford and Ashley Thacher (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on December 22, 2025.

The Landlord's representative, Gradiola Qendri, and one of the Tenants, Stefan Stafford, attended the hearing.

At the hearing, the parties agreed to amend the application to correctly name the Tenants as, "Stefan Stafford" and "Ashley Thacher". I amended the application as the parties agreed to the correct spelling of the Tenants' names, and the names were consistent with the names found on the N4 notice of termination.

Determinations:

1. The Landlord's representative submitted that the Tenants were in rent arrears until December 31, 2025 in the amount of \$2,572.28. The Tenants opposed the Landlord's position and adduced evidence at the hearing of all payments made toward rent arrears and showed a balance of \$0.00 on the Landlord's rent payment system. The Landlord representative agreed that the \$0.00 balance shown was on the Landlord's system. Therefore, I find that the Tenants paid the Landlord all the rent that was in arrears up to December 31, 2025. It is clear from the Tenants' evidence that they did not owe any rent arrears as of December 18, 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 Tenants shall pay to the Landlord \$186.00, for the cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before , the Tenants will start to owe interest. This will be simple interest calculated from at 4.00% annually on the balance outstanding.

January 7, 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.