



Order under Section 69 Residential Tenancies Act, 2006

Citation: Lazo Chanchal v Aldred, 2026 ONLTB 3901

Date: 2026-01-12

File Number: LTB-L-087362-25

In the matter of: BASEMENT, 23 SEA LION RD
BRAMPTON ON L6V4P8

Between: Jennifer Lazo Chanchal Landlord

And

Sanchea Aldred Tenant

Jennifer Lazo Chanchal (the 'Landlord') applied for an order to terminate the tenancy and evict Sanchea Aldred (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 7, 2026.

The Landlord, the Landlord's spouse Tyrone Chanchal and the Tenant attended the hearing.

Determinations:

Preliminary Issue:

1. At the hearing, the Tenant wanted to raise section 82 issues for me to consider as she stated that she had not paid rent to the Landlord due to the Landlord's conduct.
2. When the Tenant was asked whether she had served a list of section 82 issues on the Landlord and filed it with the Board, she stated that she had not. When asked why she had not, she did not provide an explanation for not doing so.
3. Pursuant to section 82 of the Act, a Tenant is permitted to raise any issue that could be the subject of an application if the Tenant complies with disclosure requirements or provides an explanation satisfactory to the Board explaining why the Tenant could not comply. The Tenant did not meet the disclosure requirements of serving her list of section 82 issues and any evidence on the Landlord and filing with the Board five days prior to the hearing. The Tenant did not provide a satisfactory response as to why she did not comply.
4. The Notice of Hearing is accompanied by documents, one of which includes a blank form that the Tenant can complete regarding maintenance or other Tenant issues. The documents also

outline the disclosure requirements. The Tenant ought to have known her disclosure obligations to raise section 82 issues.

5. As such, I did not hear the Tenant's evidence regarding the issues of compensation that she believes she is entitled to due to the Landlord's conduct. However, it should be noted that this does not preclude the Tenant from bringing her own application regarding these issues. She may wish to contact her local legal clinic to get advice in this regard.

L1 Application

6. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
7. The Tenant was in possession of the rental unit on the date the application was filed.
8. The Tenant vacated the rental unit on November 8, 2025. Rent arrears are calculated up to the date the Tenant vacated the unit
9. The lawful rent is \$2,500.00. It was due on the 3rd day of each month.
10. The Tenant has paid \$200.00 to the Landlord since the application was filed.
11. The rent arrears owing to November 8, 2025, are \$2,993.14.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
13. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 8, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlord \$3,179.14. This amount includes rent arrears owing up to the date the Tenant moved out of the rental unit and the cost of filing the application. See Schedule 1 for the calculation of the amount owing.
3. If the Tenant does not pay the Landlord the full amount owing on or before January 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from January 24, 2026, at 4.00% annually on the balance outstanding.

January 12, 2026
Date Issued

Sean Ramage
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.

**Schedule 1
SUMMARY OF CALCULATIONS**

A. Amount the Tenant must pay as the tenancy is terminated

Rent Owing to Move Out Date	\$3,193.14
Application Filing Fee	\$186.00
Less the amount the Tenant paid to the Landlord since the application was filed	- \$200.00
Total amount owing to the Landlord	\$3,179.14