



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-044581-25

In the matter of: 29 BRADSTONE SQUARE
TORONTO ON M1B 1W1

Between: Xing Hua Peng Landlord

and

Florina Popescu Tenant

And

Leonard Lache
Cerasela Crecu
Unauthorized Occupant(s) Unauthorized Occupants

Xing Hua Peng (the 'Landlord') applied for an order to terminate the tenancy of Florina Popescu (the 'Tenant') and evict Leonard Lache, Cerasela Crecu and Unauthorized Occupant(s) (the 'Unauthorized Occupant') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupant without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupant for the use of the rental unit.

This application was heard by videoconference on November 20, 2025.

Only the Landlord attended the hearing.

As of 9:47 am, the Unauthorized Occupants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's and the Tenant's evidence.

Determinations:

1. The Landlord applies under section 100 of the *Residential Tenancies Act, 2006* (the 'Act') to evict the Tenants and Unauthorized Occupants alleging occupancy of the rental unit was transferred in a manner that was not authorized by the *Residential Tenancies Act, 2006* (the 'Act'). Specifically, the Landlord says the Tenant have been subletting the rental unit without his consent.
2. The application discloses that the Landlord discovered the alleged unauthorized transfer of occupancy on November 1, 2025 but confirmed at the hearing that this was a keying error by transposing the month and the day. In fact the Landlord discovered the alleged

unauthorized transfer on January 11, 2025 but did not file his application until May 28, 2025 because there was snow on the ground and because he had a baby. He filed this application once rent fell into arrears.

3. The application was filed after the 60-day deadline set out in subsection 100(2) of the Act and must therefore be dismissed as disclosing no reasonable cause of action.

It is ordered that:

1. The application is dismissed.

January 26, 2026
Date Issued

Nersi Makki
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.