



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-095033-25

In the matter of: 196 GARY DRIVE
NORTH YORK ON M9N 2M4

Between: Laura Barone Landlord

and

Sanuba Abdalla Tenant

Laura Barone (the 'former Landlord') applied for an order to terminate the tenancy and evict Sanuba Abdalla (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 28, 2026.

The former Landlord and the Tenant attended the hearing.

Determinations:

1. The former Landlord served the Tenant with a Notice to End Tenancy Early for Non-payment of Rent (N4 Notice) on October 20, 2025. The L1 Application was filed by the Former Landlord on November 10, 2025.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The former Landlord indicated that she sold the property on June 23, 2025. The current Landlord is not a party to this proceeding.
4. Section 18 of the *Residential Tenancies Act, 2006* (the 'Act'), provides:

18 Covenants concerning things related to a rental unit or the residential complex in which it is located run with the land, whether or not the things are in existence at the time the covenants are made.
5. The arrears are considered a covenant that runs with the land. Therefore, in accordance with section 18, once the rental unit was sold, the new landlord assumed all the rights and obligations associated with this property under the Act. That includes the right to any rent arrears owing by the Tenant.

6. I held the matter down for the former Landlord to locate the Agreement of Purchase of Sale or any documentary evidence to show whether she retained the right to collect the rent arrears or was otherwise authorized by the current Landlord to pursue this application. In this case, the former Landlord did not file any documentary evidence to support her oral testimony that the current Landlord authorized her to collect the outstanding rent arrears or to continue this application.
7. In addition, pursuant to sections 87 and 69 of the Act, only a “Landlord” can file an application for rent arrears and eviction respectively. In this case, the applicant is the former Landlord only, not the current Landlord.
8. Therefore, I am not satisfied that the former landlord retained any right to collect the arrears after the property was sold on June 23, 2025, or that she is otherwise a Landlord for the purpose of this application.

It is ordered that:

1. The L1 application is dismissed.

February 3, 2026
Date Issued

Adeela Alvez
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