



Order under Section 100 Residential Tenancies Act, 2006

Citation: Veljkovic v Curran, 2026 ONLTB 12165

Date: 2026-02-04

File Number: LTB-L-057526-25

In the matter of: 18, 30 Clearview Heights
Toronto Ontario M6M2A1

Between: Dragan Veljkovic Landlord

And

Cathy Curran Tenant

And

Unknown Occupant
Unauthorized Occupant

Dragan Veljkovic (the 'Landlord') applied for an order to terminate the tenancy of Cathy Curran (the 'Tenant') and evict Unknown Occupant (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 February 3, 2026.

Only the Landlord attended the hearing.

As of 9:30 a.m. neither the Tenant nor the Unauthorized Occupant were 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 evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. However, the Landlord wished to withdraw the claim for compensation, as it would be virtually hopeless to attempt to enforce as per the Landlord's uncontested testimony.
2. This application is about what happens when a Tenant vacated the rental unit, leaving an occupant behind in the rental unit and the Landlord did not enter into a tenancy agreement with the Unauthorized Occupant.

3. However, in this case at hand the Landlord testified that the Unauthorized Occupant had voluntarily vacated the rental unit on August 31, 2025, and the Landlord had received possession of the rental unit thereafter.
4. The Tenant vacated the unit prior to the date the Landlord filed the application.

Daily Compensation

5. While the Landlord would be entitled to compensation for the use and occupation of the rental unit by the Unauthorized Occupant from June 4, 2025, to August 31, 2025, in the amount of \$5,288.38 in daily compensation for use and occupation of the rental unit for the period from June 4, 2025 to the August 31, 2025. The Landlord requested to withdraw this claim at the commencement of the proceeding, and the withdraw of the same was consented to by the Board.
6. The Landlord incurred costs of \$201.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of August 31, 2025.
2. The Unauthorized Occupant shall pay the Landlord \$201.00 for the cost of filing the application.
3. If the Unauthorized Occupant does not pay the Landlord the full amount owing by February 15, 2026 they will owe interest. This will be simple interest calculated from February 16, 2026 at 4.00% on the outstanding balance.

February 4, 2026
Date Issued

Panagiotis P. Roupas
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.