



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-085892-25

In the matter of: 765 LAKESHORE DRIVE EAST
NORTH BAY ON P1A 2G6

Between: MARC LAGACE Tenant

And

BETTER LENDING NOW Landlord

MARC LAGACE (the 'Tenant') applied for an order determining that TARA SHARON MCCAFFERTY and BETTER LENDING NOW (the 'Landlord') collected or retained money illegally.

This application was heard by videoconference on February 5, 2026.

Only the Tenant attended the hearing.

As of 10:10 a.m., the Landlord was 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 Tenant's evidence.

Determinations:

1. As a preliminary issue, TARA SHARON MCCAFFERTY is removed as a Landlord; she is an employee/Agent of the Landlord.
2. The Landlord did not collect rent in excess of the amount allowed by the *Residential Tenancies Act, 2006* (the 'Act').
3. The monthly rent is \$1,000.00; therefore, this is the lawful monthly rent and is not an illegal rent. Therefore, the application must be dismissed.

It is ordered that:

1. The Tenant's application is dismissed without prejudice.

February 9, 2026
Date Issued

Diane Wade
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.