



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-100801-25

In the matter of: BSMT, 56 BICKNELL AVE
YORK ON M6M 4G5

Between: Raymond Garces Landlords
Tereza Kranjec

and

Dan Mihalache Tenant

Raymond Garces and Tereza Kranjec (the 'Landlords') applied for an order to terminate the tenancy and evict Dan Mihalache (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on February 9, 2026.

Only the Landlords' representatives, Laura Walker, and her colleague Tali Lakin, attended the hearing.

As of 2:58 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Tenant vacated the rental unit on January 22, 2026. Rent arrears are calculated up to the date the Tenant vacated the unit
3. The lawful rent is \$1,992.25. It was due on the 1st day of each month.
4. The Tenant has not made any payments since the application was filed.
5. The rent arrears owing to January 22, 2026, is \$11,296.29.
6. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
7. There is no last month's rent deposit.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of January 22, 2026, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$11,482.29. 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 Landlords the full amount owing on or before February 28, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 1, 2026, at 4.00% annually on the balance outstanding.

February 17, 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.

Schedule 1
SUMMARY OF CALCULATIONS

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

Rent Owing To Move Out Date	\$11,296.29
Application Filing Fee	\$186.00
Total amount owing to the Landlords	\$11,482.29