



Order under Section 135 Residential Tenancies Act, 2006

File Number: LTB-T-054162-25

In the matter of: Unit C, 94 O'Hara Ave
Toronto ON M6K2R2

Between: Jeffrey Aaron Walsh Tenant

And

Christina Konecny Landlords
Gordon Robb

Jeffrey Aaron Walsh (the 'Tenant') applied for an order determining that Christina Konecny and Gordon Robb (the 'Landlords') collected or retained money illegally.

This application was heard by videoconference on February 18, 2026. The Tenant, the Tenant's Legal Representative, D. Schofield, and the Landlords attended the hearing.

On consent of the parties, Gordon Robb is added as a party to the application.

Determinations:

1. As explained below, the Tenant proved the allegations contained in the application on a balance of probabilities. Therefore, the Landlord must pay to the Tenant \$2,963.00.
2. The Landlords gave the Tenant a Notice to End your Tenancy Because the Landlord, a Purchaser, or a Family Member Requires the Rental Unit (N12) with a termination date of June 30, 2025.
3. The Tenant vacated the rental unit on June 25, 2025, after serving the Landlords with a Tenant's Notice to Terminate the Tenancy (N9) on June 15, 2025.
4. The lawful monthly rent was \$2,915.00.
5. Section 48.1 of the Act requires a Landlord to pay a Tenant compensation equal to one month's rent when the Landlord gives a notice of termination for own use. In addition, section 55.1 of the Act states that if the landlord is required to compensate a tenant under section 48.1 of the Act, the landlord shall compensate the tenant no later than the termination date specified in the notice of termination of the tenancy given by the landlord.

6. The Landlords did not pay the Tenant the compensation required by the Act for serving the N12 notice and will be ordered to do so.
7. The Landlords must also pay the \$48.00 cost for the filing of the application.

It is ordered that:

1. The Landlords shall pay the Tenant \$2,963.00. This amount represents:
 - \$2,915.00 for the compensation owing, and
 - \$48.00 for the cost of filing the application.
2. If the Landlords do not pay the Tenant the full amount owing by March 31, 2026, the Landlords will owe interest. This will be simple interest calculated from April 1, 2026, at 4.00% annually on the balance outstanding.
3. The Tenant has the right, at any time, to collect the full amount owing or any balance outstanding under this order.

February 23, 2026
Date Issued

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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.