



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

File Number: LTB-L-091730-25

In the matter of: 817, 75 CHAROLAIS BLVD
BRAMPTON ON L6Y2R8

Between: Traconair II Inc. c/o BentallGreenOak Landlord
(Canada) LP

And

Mario Tandara Tenant

Traconair II Inc. c/o BentallGreenOak (Canada) LP (the 'Landlord') applied for an order to terminate the tenancy and evict Mario Tandara (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

The Landlord also claimed charges related to NSF cheques.

This application was heard by videoconference on January 20, 2026.

The Landlord's Legal Representative, Faith McGregor, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$1,981.73. It is due on the 1st day of each month.
4. Based on the Monthly rent, the daily rent/compensation is \$65.15. This amount is calculated as follows: \$1,981.73 x 12, divided by 365 days.
5. The Tenant has not made any payments since the application was filed.
6. The rent arrears owing to December 31, 2025 are \$7,830.26.

7. The Landlord is entitled to \$40.00 to reimburse the Landlord for administration charges and \$0.00 for bank fees the Landlord incurred as a result of 2 cheques given by or on behalf of the Tenant which were returned NSF.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. The Landlord collected a rent deposit of \$1,909.86 from the Tenant and this deposit is still being held by the Landlord. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
10. The Landlord testified that the property was sold on December 31, 2025 to the new owner, and they are seeking an order for the rent arrears up to the date of sale. The Landlord provided post-hearing documentary evidence from the purchase and sale agreement and an email from the current landlord that the right to pursue pre-sale arrears has been assigned to the former Landlord.
11. The Tenant consented to pay the rent arrears owing to December 31, 2025 and the filing fee to the prior Landlord.

It is ordered that:

1. The Tenant shall pay to the Landlord \$8,016.26, inclusive of the filing fee.
2. If the Tenant does not pay the Landlord the full amount owing on or before March 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 11, 2026 at 4.00% annually on the balance outstanding.

February 27, 2026
Date Issued

Allana McComb
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.