



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

File Number: LTB-L-100072-25

In the matter of: 1008, 131 MILL ST
TORONTO ON M5A2Z8

Between: WDL 8 LP, c/o Tricon Residential Landlord

And

Adrian Rushawn Fagan Tenants
Nathaniel Fagan

WDL 8 LP, c/o Tricon Residential (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Rushawn Fagan and Nathaniel Fagan (the 'Tenants') because the Tenants did not pay the rent that the Tenants owe.

A hearing was held by videoconference on February 26, 2026.

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

Determinations:

1. The Tenants paid the Landlord all the rent that was in arrears up to February 28, 2026.
2. The Tenant Adrian Rushawn Fagan testified that the Tenants don't have a history of arrears with the Landlord and sought a waiver or reduction in the remaining balance of the filing fee owing.
3. Although the Tenants have paid the outstanding arrears, they were paid after the commencement of an application by the Landlord, and as such the Landlord is entitled to the costs associated with filing their application.
4. The only amount owing is part of the Landlord's cost of filing the application. As a result, the order will be limited to costs only and not eviction.
5. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to grant relief from eviction pursuant to subsection 83(1)(a) of the Act.

It is ordered that:

1. The Tenants shall pay to the Landlord \$34.00, for the remaining cost of filing the application.
2. If the Tenants do not pay the Landlord the full amount owing on or before March 20, 2026, the Tenants will start to owe interest. This will be simple interest calculated from March 21, 2026, at 4.00% annually on the balance outstanding.

March 9, 2026

Date Issued

Sean Ramage

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.