



**Order under Section 87
Residential Tenancies Act, 2006**

File Number: LTB-L-047588-25

In the matter of: UNIT #3 UPPER, 43 SANDERSTEAD AVE
YORK ON M6E4X6

Between: NICOLA SACCONI Landlord

And

COLLIN TULLOCH Former Tenant

NICOLA SACCONI (the 'Landlord') applied for an order requiring COLLIN TULLOCH (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

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

Only the Landlord attended the hearing.

As of 9:31am the Former Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Landlord. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

1. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing at least 30 days before the hearing in accordance with Rule 3.3 of the LTB's Rules of Procedure.
2. These documents were served on November 25, 2025 by leaving the documents in a place mail is normally collected at the Former Tenant's new residence. The Landlord stated his brother-in-law is in the same employment fields as the Former Tenant. The Landlord's brother-in-law uses a common vendor for the business and was able to obtain the Former Tenant's residential address. The Landlord stated he looked up the Former Tenant's online business directory that listed his home address as his business address.
3. The Former Tenant vacated the rental unit on April 30, 2025.
4. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

Amend application

5. The Landlord requested to amend the application to correct a clerical error in the application ledger and the amount of arrears owing.
6. The Landlord stated the application indicated he was seeking arrears up to June 30, 2025 however the Landlord is seeking arrears up to the day the Former Tenant vacated the rental unit on April 30, 2025.
7. The Landlord also sought to amend the application to correct the error in arrears from \$8,550.00 to \$9,550.00. The Landlord stated he was seeking arrears of rent for five months for lawful rent of \$1,910.00 and his application amount was an error.
8. Section 212 of the *Residential Tenancies Act*, 2006 (the "Act") states:

Substantial compliance sufficient:

212 (1) Substantial compliance with this Act respecting the contents of forms, notices or documents is sufficient. 2006, c. 17, s. 212.

Further: (2) For greater certainty, an error in the contents of a form, notice or document still constitutes substantial compliance with this Act, as long as the error does not significantly prejudice a party's ability to participate in a proceeding under this Act. 2024, c. 28, Sched. 24, s. 1.

9. I am satisfied that the Landlord's request to amend the application meets the requirement for section 212 of the Act in that I find it reasonable the Former Tenant would not be prejudiced in a miscalculation of his lawful rent times five months and that the Landlord had mistakenly used an "8" instead of a "9" for the rent owing of \$9,550.00.
10. The Landlord's request to amend is granted.
11. The Landlord stated the Former Tenant paid his lawful rent by e-transfer however the Landlord did not receive rent for December 2024. The Landlord contacted the Former Tenant who told him he was out of work and needed time to catch up.
12. The Landlord stated he is seeking rent arrears in the amount of \$9,550.00 for the period from December 1, 2024 to April 30, 2025 the day the Former Tenant vacated the rental unit. The Former Tenant contacted the Landlord and informed the Landlord he was vacating the rental unit and was leaving the keys. The Landlord is seeking arrears of rent up to the day the Former Tenant vacated.
8. The Former Tenant has not made any payments since the application was filed.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
15. There is no last month's rent deposit.

16. This order contains all reasons for the determinations and order made. No further reasons will be issued.

It is ordered that:

1. The Former Tenant shall pay to the Landlord \$9,550.00, which represents rent and compensation owing up to April 30, 2025.
2. The Former Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
3. The total amount the Former Tenant owes the Landlord is \$9,736.00*. See Schedule 1 for the calculation of the amount owing.
4. If the Former Tenant does not pay the Landlord the full amount owing on or before March 16, 2026, the Former Tenant will start to owe interest. This will be simple interest calculated from March 17, 2026 at 4.00% annually on the balance outstanding.

March 5, 2026

Date Issued

Greg Brocanier

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.

* Refer to the attached Summary of Calculations.

Schedule 1
SUMMARY OF CALCULATIONS

Amount the Former Tenant must pay the Landlord:

Rent and Compensation Owing To	\$9,550.0
Application Filing Fee	\$186.00
Total amount owing to the Landlord	\$9,736.00