



Order under Section 87 Residential Tenancies Act, 2006

File Number: LTB-L-088692-25

In the matter of: 3, 4777 Hwy 11-17
Kakabeka Falls ON P0T1W0

Between: Brandon Postuma Landlord

And

Tamara Hagberg Former Tenant

Brandon Postuma (the 'Landlord') applied for an order requiring Tamara Hagberg (the 'Former Tenant') to pay the rent and daily compensation that the Former Tenant owes.

This application was heard by videoconference on February 26, 2026.

Only the Landlord attended the hearing.

As of 9:54 a.m., 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. As explained below, the Landlord's claim for rental arrears is dismissed.
2. 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.
3. I am satisfied that the Landlord served the Former Tenant with the application and Notice of Hearing using a method permitted in subsection 191(1.0.1) of the *Residential Tenancies Act, 2006* (the 'Act') and Rule 3.3 of the LTB's Rules of Procedure.
4. These documents were served on January 16, 2026 by mailing it to the Former Tenant's current address.
5. The Former Tenant vacated the rental unit on September 11, 2025.
6. The application was filed within one year after the Former Tenant ceased to be in possession of the rental unit.

7. The Landlord's application claims rent arrears of \$9,534.67 for the period of June 1, 2024 through to September 10, 2025.
8. The Landlord testified at the hearing that the Tenant vacated in accordance with Order LTB-L-065797-25 which was issued on August 15, 2025. In LTB-L-065797-25, the Member ordered that the Former Tenants pay the Landlord the arrears of rent up to the date of order and for daily compensation up until the Tenant vacates the rental unit.
9. The Landlord is therefore estopped from making a second application for these same rent arrears pursuant to the legal doctrines of res judicata and issue estoppel. As such, the Landlord's L10 application for arrears of rent is dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 23, 2026
Date Issued

Christopher Lin
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.