



Order under Section 69 Residential Tenancies Act, 2006

Citation: Braiman v Pittman, 2026 ONLTB 28625

Date: 2026-04-08

File Number: LTB-L-006046-26

In the matter of: main floor, 31 ROYAL COLWOOD CRT
CONCORD ON L4K2J3

Between: Alexander Braiman Landlords
Irina Bolgarova

And

Spencer Pittman Tenants
Madisen Murphy
Kaitlyn Smith
Aaron Hearn

Alexander Braiman and Irina Bolgarova (the 'Landlords') applied for an order to terminate the tenancy and evict Spencer Pittman, Madisen Murphy, Kaitlyn Smith and Aaron Hearn (the 'Tenants') because the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith requires possession of the rental unit for the purpose of residential occupation.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

This application was heard by videoconference on April 2, 2026.

Only the Landlords, the Purchaser Landlord Lorelee Rosales-Blanquisco, and the Landlords' Legal Representative Evgeny Aptekar attended the hearing.

As of 1:30 pm, the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlords' evidence.

Determinations:

1. As explained below, the Landlords have proven on a balance of probabilities the grounds for termination of the tenancy and the claim for compensation in the application. Therefore, the tenancy is terminated as of June 14, 2026.

2. The Tenants were in possession of the rental unit on the date the application was filed.
3. On January 15, 2026, the Landlords gave the Tenants an N12 notice of termination deemed served January 20, 2026, with the termination date of June 14, 2026. The notice was given on behalf of the Purchaser Landlord who claims that they require vacant possession of the rental unit for the purpose of their own residential occupation.
4. Based on the Landlords' uncontested evidence, I am satisfied on a balance of probabilities that the Landlords have proven that:
 - the residential complex contains three or fewer units.
 - the Landlords have entered into an agreement of purchase and sale of the residential complex.
 - the Purchaser Landlord in good faith requires possession of the rental unit for the purpose of their own residential occupation.
5. The Landlords have compensated the Tenants an amount equal to one month's rent on March 3, 2026.
6. Based on the monthly rent, the daily compensation is \$114.74. This amount is calculated as follows: \$3,490.00 x 12, divided by 365 days.
7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlords collected a rent deposit of \$3,490.00 from the Tenants and this deposit is still being held by the Landlords. Interest on the rent deposit, in the amount of \$62.05 is owing to the Tenants for the period from May 29, 2025, to April 2, 2026.
9. 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 postpone the eviction until June 14, 2026, pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

1. The tenancy between the Landlords and the Tenants is terminated. The Tenants must move out of the rental unit on or before June 14, 2026.
2. If the unit is not vacated on or before June 14, 2026, then starting June 15, 2026, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlords on or after June 15, 2026.
4. The Tenants shall also pay the Landlords compensation of \$114.74 per day for the use of the unit starting June 15, 2026, until the date the Tenants move out of the unit.
5. The Tenants shall also pay to the Landlords \$186.00 for the cost of filing the application.
6. The total amount the Tenants must pay the Landlords is \$186.00.

7. If the Tenants do not pay the Landlords the full amount owing on or before June 14, 2026, the Tenants will start to owe interest. This will be simple interest calculated from June 15, 2026, at 4.00% annually on the balance outstanding.

April 8, 2026
Date Issued

Jagger Benham
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenants expires on December 15, 2026, if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.