



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

File Number: LTB-L-001580-26

In the matter of: 76, 1350 WINDING TRAIL
MISSISSAUGA ON L4Y2T8

Between: BURNHAMDALE INVESTMENTS LIMITED Landlord

And

STEPHEN MACLEAN Tenant

BURNHAMDALE INVESTMENTS LIMITED (the 'Landlord') applied for an order to terminate the tenancy and evict STEPHEN MACLEAN (the 'Tenant') because:

- the unit was given to the Tenant for the term of the Tenant's employment which has now ended.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 9, 2026.

Only the Landlord's representative, Shalini Puri, attended the hearing.

As of 10:15 AM, the Tenant was 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 Landlord's evidence.

Determinations:

1. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy is terminated as set out below.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On October 15, 2025, the Landlord gave the Tenant an N8 notice of termination. The notice of termination alleges the rental unit was made available as a condition of the Tenant's employment ended.

4. Based on the uncontested evidence of the Landlord, I find the Tenant was an employee of the Landlord. The rental unit was rented to the Tenant for the term of the Tenant's employment which has now ended.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.
7. 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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before April 24, 2026.
2. If the unit is not vacated on or before April 24, 2026, then starting April 25, 2026, the Landlord 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 Landlord on or after April 25, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before April 24, 2026, the Tenant will start to owe interest. This will be simple interest calculated from April 25, 2026 at 4.00% annually on the balance outstanding.

April 13, 2026
Date Issued

Bryan Delorenzi
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 Tenant expires on October 25, 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.