



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

File Number: LTB-L-009016-26

In the matter of: 1607, 390 QUEENS QUAY W
TORONTO ON M5V3A6

Between: COAL HARBOUR PROPERTIES LIMITED Landlord
PARTNERSHIP

And

BRADLEY MACLEAN Tenant

COAL HARBOUR PROPERTIES LIMITED PARTNERSHIP (the 'Landlord') applied for an order to terminate the tenancy and evict BRADLEY MACLEAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

A hearing was held by videoconference on April 8, 2026.

The Landlord's Representative, Marie Galevski, and the Tenant attended the hearing.

Determinations:

1. The Landlord served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
2. As of the hearing date, the Tenant was still in possession of the rental unit.
3. The lawful rent is \$2,105.26. It is due on the first day of each month.

Agreed Termination Date

4. The Landlord stated that the Tenant provided notice to vacate the rental unit on April 30, 2026, and the Landlord requested that I include this in my order. The Tenant agrees that he provided notice to vacate the rental unit by email on February 27, 2026, and will be vacating the unit on or before April 30, 2026. Accordingly, a termination date of April 30, 2026, is granted.

Rent Arrears

5. The Landlord stated that prior to the hearing, all arrears have been paid off up to April 30, 2026, and the last month rent has been applied to the last month of the tenancy (April 2026).
6. Therefore, the only amount owing is the Landlord's cost of filing the application. As a result, the order will be limited to costs only and this will be the only issue to be resolved.

Filing Fee

7. The Landlord's Representative submits that the Tenant should be responsible for paying for the application fee. The Tenant submits that because all arrears are paid off, I should exercise my discretion to not award the filing fee to the Landlord. If the arrears were paid off prior to the filing of the application, I would be inclined to agree with the Tenant. However, the Tenant paid off the arrears after the Landlord incurred the costs of filing this application.

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 30, 2026.
2. If the unit is not vacated on or before April 30, 2026, then starting May 1, 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 May 1, 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 May 31, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 1, 2026, at 4.00% annually on the balance outstanding.

April 29, 2026
Date Issued

Chris Hall
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 December 1, 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.