



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

File Number: LTB-L-017088-26

In the matter of: 1st Floor, 199 BOON AVE
TORONTO ON M6E3Z7

Between: Egido Anzecchini Landlord

And

Anderson Rodrigues Tenant

Egido Anzecchini (the 'Landlord') applied for an order to terminate the tenancy and evict Anderson Rodrigues (the 'Tenant') because the Tenant has been persistently late in paying the Tenant's rent.

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 May 7, 2026.

Only the Landlord's Representatives, Ella Jones and Amanda Winch, attended the hearing.

As of 10:26 a.m, 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. The Tenant was in possession of the rental unit on the date the application was filed.
2. The Landlord's Representative provided that the Tenants returned the keys of the rental unit to the Landlord on May 3, 2026.
3. As such, I am satisfied the Tenant vacated the rental unit on May 3, 2026.
4. On February 22, 2026, the Landlord gave an N8 notice of termination to the Tenant. The notice of termination contains the allegation that the Tenant had paid their rent persistently late.
5. Since the Tenant has vacated, the portion of the application based on the N8 notice is moot as the tenancy terminated on the date the Tenant vacated pursuant to the N8 notice.

6. The Landlord's Representative provided the Landlord was no longer seeking per diem compensation on this application. As such, I find that the Landlord has withdrawn the claim for per diem compensation on this application.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs. However, the Landlord's Representative indicated the Landlord was waiving the reimbursement of that cost.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of May 3, 2026, the date the Tenant vacated the rental unit.

May 14, 2026

Date Issued

Nicole Pedron

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.