



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013898-26

In the matter of: 1 Basement, 40 Sparta Drive
Brampton On L6P1H8

Between: Joan Reid Landlord

And

Lana Maria McKay Tenant

Joan Reid (the 'Landlord') applied for an order to terminate the tenancy and evict Lana Maria McKay (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on May 6, 2026.

Only the Landlord attended the hearing.

As of 1:41 p.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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy is terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On January 6, 2026, the Landlord gave the Tenant an N12 notice of termination with the termination date of March 31, 2026. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by their son.
4. On January 7, 2026, the Landlord provided the Tenant with one months compensation as required by the Act.

5. The Landlord testified that she requires the rental unit for her son. Her son is enrolled in post secondary education in a teacher's education program. She testified that her son has been a student for a long time and owes a considerable amount in student loans. She testified that her son is planning on moving back to Brampton for his career as a teacher and she offered to help ease his financial burden by allowing him to live in a room in the basement unit. She testified that her son is planning to move back to Brampton from Nipissing shortly and plans to reside there for not less than one year.
6. The Landlord's son filed a declaration confirming what the Landlord testified to. (DOC-7370919)
7. Based on the uncontested evidence before me, I am satisfied, on a balance of probabilities, that the Landlord in good faith requires possession of the rental unit for the purpose of their son's residential occupation for a period of at least one year.
8. There is no last month's rent deposit.
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 be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant did not attend the hearing to provide submissions with respect to their personal circumstances or to contest the Landlord's 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 May 25, 2026.
2. If the unit is not vacated on or before May 25, 2026, then starting May 26, 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 26, 2026.

May 14, 2026
Date Issued

Emily Robb
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 November 26, 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.