



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

File Number: LTB-L-083568-25

In the matter of: 705, 100 DUNDAS STREET EAST
MISSISSAUGA ON L5A1W5

Between: GALAXY REAL ESTATE CORE ONT PROPERTIES Landlord

And

ALLAN DAWE Tenant

GALAXY REAL ESTATE CORE ONT PROPERTIES (the 'Landlord') applied for an order to terminate the tenancy and evict ALLAN DAWE (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on May 11, 2026.

The Landlord's Legal Representative, Sean Beard and the Tenant attended the hearing.

Determinations:

1. The Landlord's application claims the rent arrears owing to May 31, 2026 are \$896.53. For the following reasons, I find that the Tenant paid the outstanding amount claimed by the Landlord prior to the filing of the application and as a result, the Landlord's application must be dismissed.
2. The Landlord served the Tenant with an N4 Notice to End Tenancy Early for Non-payment of Rent (N4). The Landlord's L1 application was subsequently filed on October 4, 2025.
3. The arrears in dispute arise out of a dispute about a payment of \$900.00 made by the Tenant on July 15, 2025. The Tenant asserts that the arrears were paid on July 15, 2025 as per his bank records and the Landlord denies that this amount has been paid by the Tenant.
4. At the hearing, the Tenant testified that he paid an additional \$900.00 on July 15, 2025. A copy of the Tenant's bank statement (DOC-6928508) was entered into evidence and shows a payment to the Landlord in the amount of \$900.00 dated July 15, 2025.

5. The Tenant also entered into evidence a screenshot of the Landlord's Tenant Portal payment system (DOC-6928524) which shows that a payment of \$900.00 was received by the Landlord on July 16, 2025.
6. The Tenant also testified that a payment in the amount of \$663.00 was made on July 18, 2026 and had been returned to the Tenant's account on August 28, 2025. The Tenant subsequently provided a replacement payment on September 9, 2025 as per the Tenant's bank statement ((DOC-6928508).
7. The Tenant asserts that the \$900.00 payment made on July 15, 2025 was not returned nor was there any cancelled payment. The Tenant asserts that the arrears in this application are a result of the Landlord's failure to account for the payment the Tenant has made of the \$900.00 made on July 15, 2025.
8. The Landlord relies upon the fact that while the Landlord's Portal system shows that the \$663.00 payment shows that the \$663.00 payment has cleared, the Landlord's Portal system only states that the \$900.00 was "received" but not that it cleared the bank.
9. The Landlord's Legal Representative submits that the Landlord has investigated the missing payment but was unable to track the payment with the Tenant's banking institution as the Tenant has failed to provide the information the Landlord would require to further investigate the missing payment.
10. Based on the evidence before me, I prefer the Tenant's evidence that \$900.00 was paid by the Tenant on July 15, 2025. As this payment covers the entirety of the outstanding arrears claimed by the Landlord and this amount was paid before the Landlord filed this application, I find that there is no basis for this application and that the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

May 28, 2026
Date Issued

Christopher Lin
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.