



Order under Section 69 Residential Tenancies Act, 2006

Citation: Al mansour v Pikarchuk, 2026 ONLTB 46971

Date: 2026-06-15

File Number: LTB-L-061542-23

In the matter of: 2, 18 MUSKOKA AVE
TORONTO ON M8W1H3

Between: Molham Al mansour Landlord

And

Nicole Pikarchuk Tenant

Molham Al mansour (the 'Landlord') applied for an order to terminate the tenancy and evict Nicole Pikarchuk (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.

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 June 11, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. The applicant is no longer the landlord and therefore does not have standing to bring the eviction application. Alternatively, the eviction request is denied pursuant to section 83 of the *Residential Tenancies Act, 2006* ('the Act') as it would be unfair to order an eviction when the applicant can no longer use the rental unit for their own residential use.
2. The applicant testified at the hearing that he technically still owns the rental unit, but also that he defaulted on his mortgage and the bank took over his property. The applicant stated he still wants his spouse' parent to move into the rental unit.
3. The Tenant testified that the bank sold the rental property to a new owner. The Tenant testified that she is paying rent to the new owner. The Tenant provided a copy of an email sent by the new landlord when they took over (DOC-8134439).
4. I find on a balance of probabilities that the property was sold to a new owner. The Tenant provided credible testimony that she has been interacting with and paying the new owner.

The email provided by the Tenant also supports that there is a new owner. The applicant did not appear confident about what happened to his property, nor did the applicant provide any supporting documentation. Additionally, the applicant's evidence at best establishes that the bank is a mortgagee in possession which would make the applicant not the landlord anymore even if the property had not been sold by the bank yet.

It is ordered that:

1. The application is dismissed.

June 15, 2026

Date Issued

Amanda Kovats

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.