



**Order under Section 196
Discontinue an Application
Residential Tenancies Act, 2006**

File Number: LTB-L-020011-26

In the matter of: Basement Apartment, 28 LINDNER ST
Toronto ON M6N1A9

Between: Frank Ieraci Landlord

And

Misty Parsons Tenant

Frank Ieraci (the 'Landlord') applied for an order to terminate the tenancy and evict Misty Parsons (the 'Tenant') because the Landlord requires possession of the rental unit in order to convert the unit to a non-residential use.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenant to pay rent that they owe.

This application was scheduled to be heard by videoconference on July 23, 2026.

Determinations:

1. The Landlord owes money to the Board because of their failure to pay an administrative fine with respect to application LTB-T-036939-22). The order required the Landlord to pay an administrative fine to the LTB in the amount of **\$35,000.00** by December 13, 2025. This date has now passed, and the LTB has not received this payment.
2. Section 196(1) of the *Residential Tenancies Act*, 2006 (the 'Act') states:

196 (1) Upon receiving information that an applicant owes money to the Board as a result of having failed to pay any fine, fee or costs,

(b) if the information is received after the application has been filed but before a hearing is held, the Board shall stay the proceeding until the fee, fine or costs have been paid and may discontinue the application in such circumstances as may be specified in the Rules;

3. Pursuant to Rule 6 of the LTB- Rules of Procedure, unless the issues raised in the application are urgent, the Board has jurisdiction to stay an application where the applicant has failed to pay a fine or Board costs whether the failure to pay occurs before or after the application was filed. Pursuant to Rule 6, when the Board stays an application for this reason, the applicant is given 15 days' notice to pay the amount owed to the Board and if this is not done, the application will be discontinued, and any mediation or hearing dates will be cancelled.
4. The Landlord's application is regarding rent arrears (L9) and an L2 filed pursuant to an N13 Notice where the Landlord is seeking to evict the Tenant because they intend to convert the residential unit to a unit not intended for residential use. Pursuant to Rule 6.2 an application for payment of rent arrears is not considered urgent. The Landlord's N13 notice does not contain any matter of urgency, as the Landlord is seeking to convert the rental unit to a workshop and storage area for tools.
5. On May 28, 2026, a letter was sent to the Landlord giving notice that the Landlord's application was stayed because of their failure to pay this fine, fee or cost. The notice gave the Landlord 15 days in which to comply, however, as of this date, the Landlord has failed to pay this fine.
6. Since the Landlord has not paid the outstanding costs to the LTB, the Landlord's application is discontinued without prejudice to apply again once the debt is paid.

It is ordered that:

1. The Landlord's application is discontinued without prejudice.
2. The hearing scheduled for July 23, 2026, is cancelled.

June 17, 2026
Date Issued

Robert Brown
Vice Chair, 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.