



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-013334-26

In the matter of: 408, 8 ROANOKE RD
Toronto ON M3A1E6

Between: QuadReal Residential Properties G.P. Inc. Landlord

And

Bryden McGeorge Tenant
John Anthony Eisel

QuadReal Residential Properties G.P. Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Bryden McGeorge and John Anthony Eisel (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 April 29, 2026.

Only the Landlord's Legal Representative, Faith McGregor attended the hearing.

As of 9:51 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy is terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On February 6, 2026, the Landlord gave the Tenant an N8 notice of termination deemed served on February 11, 2026. The notice of termination alleges that the Tenant has paid rent late 10 out of 12 months between March 1, 2025 and February 1, 2026 as per the following schedule:

Date Rent Due	Date Paid
March 1, 2025	February 28, 2025
April 1, 2025	April 4, 2025
May 1, 2025	August 17, 2025
June 1, 2025	August 17, 2025
July 1, 2025	August 17, 2025
August 1, 2025	August 17, 2025
September 1, 2025	Not paid in full
October 1, 2025	Not paid
November 1, 2025	Not paid
December 1, 2025	Not paid
January 1, 2026	Not paid
February 1, 2026	Not paid

4. The Landlord's Legal Representative confirmed the late payment dates alleged above at the hearing.
5. Based on the uncontested evidence of the Landlord, I find that the Tenant has persistently failed to pay the rent on the date it was due. The rent is due on the 1st day of each month. The rent has been paid late 10 out of 12 months between March 1, 2025 to February 1, 2026.
6. Based on the monthly rent, the daily compensation is \$90.01. This amount is calculated as follows: \$2,737.77 x 12, divided by 365 days.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. The Landlord collected a rent deposit of \$2,737.77 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$18.74 is owing to the Tenant for the period from January 1, 2026 to April 29, 2026.
9. The amount of the rent deposit and interest on the rent deposit is applied to the amount the Tenant is required to pay.
10. The Landlord sought an order terminating the tenancy as the Tenant has only made one payment towards the October 2025 rent after the application was filed but has not made any payments since October 2025.

11. The Tenant was not present at the hearing to provide me with any submissions about their circumstances that might give rise to a reason to delay or deny eviction and I was not aware of any reason to delay or deny eviction.
12. 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.

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 July 4, 2026.
2. If the unit is not vacated on or before July 4, 2026, then starting July 5, 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 July 5, 2026.
4. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before July 4, 2026, the Tenant will start to owe interest. This will be simple interest calculated from July 5, 2026 at 4.00% annually on the balance outstanding.

June 23, 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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on January 5, 2027 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.