



Order under Section 69 Residential Tenancies Act, 2006

Citation: Homestead Land Holdings Limited v Baranowsky, 2026 ONLTB 509

Date: 2026-01-07

File Number: LTB-L-091395-25

In the matter of: 204, 330 QUEEN ELIZABETH DRWY
OTTAWA ON K1S3M9

Between: Homestead Land Holdings Limited Landlord

And

Adam Baranowsky Tenant

Homestead Land Holdings Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Adam Baranowsky (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

Homestead Land Holdings Limited (the 'Landlord') also applied for an order requiring Adam Baranowsky (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on December 16, 2025. The Landlord's representative, Crystal Sankey, and the Tenant's agent, Andrew Baranowsky, attended the hearing. The Tenant's agent received the services of Tenant Duty Counsel before the hearing.

On consent of the parties, 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 January 31, 2026.
2. If the unit is not vacated on or before January 31, 2026, then starting February 1, 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 February 1, 2026.
4. The rent deposit shall be applied for the rent for the month of January 2026.
5. The Landlord waives payment from the Tenant for the application filing fee.

January 7, 2026
Date Issued

Frank Ebner
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 August 1, 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.