



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

File Number: LTB-L-027398-24

In the matter of: 27 FIFTH AVE
ORANGEVILLE ON L9W3B4

Between: Kevin Malow Landlord

And

Troy Fizzard Tenant
Terri Evans

Kevin Malow (the 'Landlord') applied for an order to terminate the tenancy and evict Troy Fizzard and Terri Evans (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on December 18, 2025.

The Landlord and the Tenants attended the hearing.

Determinations:

1. The parties agreed that the Tenants have vacated the rental unit on November 30, 2024.
2. Therefore the application for eviction is moot and shall be dismissed.

It is ordered that:

1. The Landlord application is dismissed.

January 8, 2026
Date Issued

Robert Patchett
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on July 20, 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.