



Order under Section 69 of the Residential Tenancies Act, 2006

File Number: LTB-L-070347-25-HR

In the matter of: 403, 77 BRYBECK CRESCENT
KITCHENER, ON N2M2C5

Between: Victor Hernandez Landlord

and

Keira Bonn Tenant

HEARING ORDER

Victor Hernandez (the 'Landlord') applied in a N7-based L2 application seeking an order to terminate the tenancy and evict Keira Bonn (the 'Tenant') because the Landlord claimed that the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex, has willfully caused undue damage to the premises.

This application was heard by videoconference on December 16, 2025. The Landlord's agent Victor Hernandez (fulltime property manager) attended the hearing on behalf of the Landlord. As of 9:39AM (the hearing was scheduled to start at 9AM), the Tenant was not resent or represented at the hearing although properly served with notice of this hearing by the LTB by mail on November 14, 2025. There was no record of a request to adjourn or reschedule the hearing, so the hearing proceeded with only the Landlord's evidence.

1. I raised the concern that there was a lack of details in the N7 notice of termination, and potentially only the incident regarding allegations that the Tenant had punched the door intercom could be adjudicated. The Landlord's agent sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is now closed.

January 8, 2026
Date Issued

Michelle Tan
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.