



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-086639-25

In the matter of: 121, 417 PORTAGE AVE
Fort Frances ON P9A2A1

Between: BYEONGOK KIM Landlord

And

MELINDA GRUMM Tenant
DANA FOWLER

BYEONGOK KIM (the 'Landlord') applied for an order to terminate the tenancy and evict MELINDA GRUMM and DANA FOWLER (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

BYEONGOK KIM (the 'Landlord') also applied for an order requiring MELINDA GRUMM and DANA FOWLER (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 November 21, 2025.

Only the Landlord attended the hearing.

As of 11:00 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. The Landlord served the Tenant's with an N6 notice of termination for reason 1, the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or

the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

2. The allegations in the N6 notice are that the Tenant overdosed, allowed prohibited persons on the property and there was an incident with the Tenant's guest involving a samurai sword. The allegations contained in the N6 notice do not amount to the production, trafficking or possession for the purpose of trafficking, an illegal drug.
3. As such, the Landlord's application based on the N6 notice of termination is dismissed.
4. The Landlord requested to withdraw the portion of the application relating to damages.

It is ordered that:

1. The Landlord's application is dismissed.

January 9, 2026
Date Issued

Emily Robb
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.