



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

File Number: LTB-L-071739-25

In the matter of: MAIN FLOOR, 55 AURORA HEIGHTS DR
AURORA ON L4G2W6

Between: EVELYN PIGNATELLI Landlord
JONATHAN PIGNATELLI
PAUL PIGNATELLI
PAOLO PIGNATELLI

And

JAIME MOULIAKIS Tenant
ANDREW ROBINSON

EVELYN PIGNATELLI, JONATHAN PIGNATELLI, PAUL PIGNATELLI and PAOLO PIGNATELLI (the 'Landlord') applied for an order to terminate the tenancy and evict JAIME MOULIAKIS and ANDREW ROBINSON (the 'Tenant') because:

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

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 December 10, 2025.

Only the Landlord's Legal Representative Ravis Mohebbian attended the hearing.

As of 9:59am, 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.

When the capitalized word "Landlord" is used in this order, it refers to all persons or companies identified as a Landlord at the top of the order. When the capitalized word "Tenant" is used in this order, it refers to all persons identified as a Tenant.

Determinations:

1. On August 22, 2025, the Landlord gave the Tenant an N12 notice of termination deemed served on August 27 2025 with the termination date of October 31, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord's child.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on November 30, 2025.
4. support of this, the Landlords' Legal Representative testified that the Tenant sent the Landlord a text message indicating that they would be vacating the rental unit, and returned the keys to the Landlord on November 30, 2025.
5. Based on the Landlords' uncontested evidence, I am satisfied that the Tenant vacated the rental unit on November 30, 2025.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of November 30, 2025.

January 9, 2026
Date Issued

Reid Jackson
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.