



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

File Number: LTB-L-073031-25

In the matter of: 89 GRACE CRES
BARRIE ON L4N9S4

Between: Zoya Kavalenka Landlord

And

Raffaele Virdo Tenant

Zoya Kavalenka (the 'Landlord') applied for an order to terminate the tenancy and evict Raffaele Virdo (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.

This application was heard by videoconference on December 10, 2025.

Only the Landlord and the Landlord's Legal Representative Bryan Rubin attended the hearing.

As of 1:03pm, 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. On June 18, 2025, the Landlord gave the Tenant an N12 notice of with the termination date of August 31, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by the Landlord.
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. In support of this, the Landlords 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 5, 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.