



Order under Section 69 Residential Tenancies Act, 2006

Citation: Fleming v Wright, 2026 ONLTB 2458

Date: 2026-01-12

File Number: LTB-L-053202-25

In the matter of: Basement, 54 PICKERING ST
TORONTO ON M4E3J6

Between: Brent Fleming Landlord

And

Craig Wright Tenant

Brent Fleming (the 'Landlord') applied for an order to terminate the tenancy and evict Craig Wright (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 November 3, 2025.

The Landlord, the Tenant and the Tenant's legal representative Christina Nastas attended the hearing.

Determinations:

1. As explained below, the Landlord has not proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the application is dismissed.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On June 25, 2025, the Landlord gave the Tenant an N12 notice of termination the termination date of September 30, 2025. The Landlord claims that they require vacant possession of the rental unit for the purpose of residential occupation by his daughter.
4. The Landlord has not compensated the Tenant an amount equal to one month's rent and the termination date has passed. No evidence of payment was filed with the Landlord's application and the Landlord confirmed at the hearing that no compensation had been paid. As a result, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 12, 2026

Date Issued

Jeremy Henderson

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.