



Order under Section 69 Residential Tenancies Act, 2006

Citation: Ryner v Solomon, 2026 ONLTB 2756

Date: 2026-01-12

File Number: LTB-L-077692-25

In the matter of: B, General Delivery PO SCHUMACHER
SCHUMACHER ON P0N1G0

Between: Roderick Albert Ryner Landlord

And

Donna Solomon Tenant

Roderick Albert Ryner (the 'Landlord') applied for an order to terminate the tenancy and evict Donna Solomon (the 'Tenant') because the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on January 5, 2026.

Only the Landlord attended the hearing.

Reasons:

1. The Landlord applies to terminate the tenancy on the basis of an N7 notice of termination given under section 66 of the *Residential Tenancies Act, 2006* (RTA) on the basis that the Tenant had seriously impaired the safety of persons in the residential complex. The N7 alleged that the Tenant had caused a flood in her unit, failed to report the flood to the Landlord, and broken into the basement in order to shut off the water.
2. The N7 did not set out any conduct that would seriously impair a person's safety. The Landlord argues that the flood could have caused a short in the building's electrical system, potentially starting a fire. However, he did not offer any evidence that a flood can cause a fire.
3. The Landlord also argues that by breaking the lock to the basement, the Tenant created a risk that "vagrants and thieves" could enter the basement. This implausible, remote, and speculative scenario does not constitute a serious impairment of safety within the meaning of the RTA.

4. While the conduct complained of in the N7 may well contravene other sections of the RTA, it does not contravene section 66. Since the N7 did not set out any serious impairment of safety, the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 12, 2026
Date Issued

Dale Whitmore
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.