



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-053084-25

In the matter of: 235 BELFORD CRES
OTTAWA ON K1Z7A9

Between: Jing Xu Landlord

And

Aleksandr Dion Gerstenekel Tenant

Jing Xu (the 'Landlord') applied for an order to terminate the tenancy and evict Aleksandr Dion Gerstenekel (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on October 22, 2025.

The Landlord and the Tenant attended the hearing.

Only the Landlord Jing Xu attended the hearing.

As of 9:48 am, 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's L2 application is dismissed. The Tenant vacated the rental unit prior to the hearing, and the Landlord requested termination as the only remedy. Since the tenancy has already ended and no other relief was sought, there is no effective remedy for the Board to grant.
2. The application is therefore dismissed because the Tenant moved out before the hearing. The Landlord's request was limited to termination of the tenancy, which is now moot.

It is ordered that:

1. The Landlord's application is dismissed.

January 13, 2026

Date Issued

Kyle Anderson

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.