



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-076550-25

In the matter of: 205, 7555 GOREWAY DR
MISSISSAUGA ON L4T3M9

Between: SiteLine (7555 Goreway) Inc. Landlord

And

Dave Dookran Tenant

SiteLine (7555 Goreway) Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Dave Dookran (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

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 agent Leean Mathura and the Landlord's legal representative Sara Ginman attended the hearing.

As of 12:04 pm, 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 uncontested evidence proves on a balance of probabilities that the Tenant failed to provide the Landlord proof of tenant's insurance as required by the tenancy agreement and thereby substantially interfered with a lawful right, privilege or interest of the Landlord as pleaded in the validly given N5 notice of termination that the Tenant did not void in accordance with s.64(3) of the *Residential Tenancies Act, 2006* (Act).
2. The Landlord withdrew its request for termination of the tenancy.
3. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
2. If the Tenant does not pay the Landlord the full amount owing on or before February 3, 2026, the Tenant will start to owe interest. This will be simple interest calculated from February 4, 2026 at 4.00% annually on the balance outstanding.

January 23, 2026
Date Issued

Nersi Makki
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.