



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085207-24

In the matter of: BASEMENT, 9 OTONABEE AVE
NORTH YORK ON M2M2S4

Between: Farzam Dadres Landlord

And

Izunna Odinaka Umezinne Tenant

Farzam Dadres (the 'Landlord') applied for an order to terminate the tenancy and evict Izunna Odinaka Umezinne (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 January 19, 2026.

The Landlord and the Tenant 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 September 24, 2024, the Landlord gave the Tenant an N5 notice of termination. The notice of termination contains the following allegations: on certain specified dates the Tenant parked his car in a manner obstructing snow removal.
4. The Tenant stopped the conduct or activity or corrected the omission within seven days after receiving the N5 notice of termination. Therefore, the Tenant voided the N5 notice of termination in accordance with s.64(3) of the *Residential Tenancies Act, 2006* (Act).

It is ordered that:

1. The application is dismissed.

January 23, 2026
Date Issued

Dawn Carr
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.