



Order under Section 69 Residential Tenancies Act, 2006

Citation: Waldron v Huggins, 2026 ONLTB 8707

Date: 2026-01-27

File Number: LTB-L-060053-25

In the matter of: 67 ORMOND DR
OSHAWA ON L1G7E3

Between: Benton Waldron Landlord

And

Maritol Tamesha Huggins Tenant

Benton Waldron (the 'Landlord') applied for an order to terminate the tenancy and evict Maritol Tamesha Huggins (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on November 17, 2025.

The Landlord and the Tenant attended the hearing. A support person for the Tenant identified as Chief Michael attended the hearing, but did not participate in the proceedings.

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 July 3, 2025, the Landlord gave the Tenant an N7 notice of termination (the 'N7 Notice'). However, the N7 Notice does not provide specific enough reasons and details

regarding the notice to terminate the tenancy, and the Tenant could not reasonably be able to respond to it.

4. The only dates referred to on the N7 Notice are "Various in 2023-25". This clearly falls well short of the standard described in *Ball v. Metro Capital Management Inc.*, [2002] OJ No 5931 (Div Crt). The N7 Notice does not put the Tenant in a position to know the case to be met and decide whether or not to dispute the Landlord's allegations.
5. The N7 Notice is, therefore, invalid and the Landlord's application to terminate the tenancy must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

January 27, 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.