



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-107934-25

In the matter of: 511, 96 ROSS ST
BARRIE ON L4N1G3

Between: Skyview Ross Apts Ltd. AKA Ross Well Suites Landlord

And

Robert Tomaso Tenant

Skyview Ross Apts Ltd. AKA Ross Well Suites (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Tomaso (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 22, 2026.

Only the Landlord's Agent, Niramayan Vigneswaran, and the Landlord's Legal Representative, Gail Kukor Lang, attended the hearing.

As of 1:39pm, 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. On December 17, 2025, the Landlord served the Tenant with an N7 Notice of Termination with a termination date of December 27, 2025 (hereafter referred to as the N7 Notice) as they alleged that the Tenant's behaviour, within the residential complex, seriously impaired the safety of another person.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Landlord Agent testified that the Tenant attended the residential complex on January 20, 2026, and spoke with the onsite staff and the Landlord's Agent, in order to confirm that they would be returning vacant possession of the rental unit to the Landlord effective January 20, 2026, as it appears from a copy of the recording of the telephone conversation between the Landlord's Agent and the Tenant on January 20, 2026 (DOC-7208903).

4. The Landlord therefore submits that the Tenant vacated the rental unit on January 20, 2026.
5. The termination of the tenancy and the eviction of the Tenant were the sole remedies requested by the Landlord, who also sought to waive the costs incurred for the filing of the application.
6. On the basis of the evidence and submissions before me, I am satisfied on a balance of probabilities that the Tenant vacated the rental unit and returned vacant possession of the rental unit to the Landlord on January 20, 2026. The testimony from the Landlord's Agent was consistent and credible and corroborated by a contemporaneous recording of a conversation between themselves and the Tenant (Exhibit 1).
7. Accordingly, the order shall be limited to the confirmation that the tenancy was terminated on January 20, 2026; date on which the tenant returned vacant possession of the rental unit to the Landlord.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of January 20, 2026.

January 27, 2026
Date Issued

Alexandre Traboulsi
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.