



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-017902-24-RV

In the matter of: 1, 38 RUSSELL ST
KINGSTON ON K7K2E5

Between: Hasan Berber Landlord

And

Penny Peters Tenant

Review Order

Hasan Berber (the 'Landlord') applied for an order to terminate the tenancy and evict Penny Peters (the 'Tenant') because:

- the Landlord requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was resolved by order LTB-L-017902-24 issued on December 2, 2024.

On December 3, 2024, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved.

On December 4, 2024, interim order LTB-L-017902-24-RV-IN was issued, staying the order issued on December 2, 2024.

On February 19, 2025, interim order LTB-L-017902-24-RV-IN2 was issued, granting the review and directing the matter to be reheard.

This application was reheard by videoconference on January 22, 2026.

Only the Landlord attended the hearing. I was satisfied that the Tenant had received the Notice of Hearing and there was no request to adjourn before me. Based on this, I proceeded to hear the review at 1:15 p.m.

Determinations:

1. The Landlord submitted that the Tenant vacated the rental unit on May 31, 2025.

2. Since this application only sought termination of the tenancy, I was satisfied that the tenancy was terminated when the Tenant vacated the rental unit.

It is ordered that:

1. The tenancy between the Landlord and Tenant was terminated as of May 31, 2025.

February 2, 2026
Date Issued

Lisa Del Vecchio
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.