



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-056047-25

In the matter of: Unit A, 3857 FLINTON RD
FLINTON ON K0H1P0

Between: U.R.C.A Housing Corporation Landlord

And

Amy Rahm Tenant

U.R.C.A Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Amy Rahm (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

This application was heard by videoconference on December 15, 2025. Only the Landlord's agent, Wilma Kimmett and the Landlord's legal representative, Karen McBride ('K.M') attended the hearing.

As of 11:23 a.m., 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the application is granted, and the Landlord is entitled to an eviction order.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On June 23, 2025, the Landlord gave the Tenant an N6 notice of termination. The notice of termination contains that on June 13, 2025, police services executed a search warrant at the rental unit and the Tenant was charged with three counts of a schedule 1 substance for the purposes of trafficking.

Knowledge of the Proceeding:

4. The Landlord testified that since the incident outlined in the notice of termination the Tenant had been incarcerated. I questioned the representative about whether the Tenant would have had knowledge of the proceedings. K.M testified at the hearing that on or about August 20, 2025, the Landlord received a letter from the Tenant's probation officer, indicating that that friends of the Tenant would be attending the rental unit to remove some of the Tenant's belongings. Then in October 2025, the Landlord received a phone call to arrange a date to remove the belongings- however never attended.
5. K.M also stated that in the past the Tenant's mother would attend the rental unit to retrieve the Tenant's mail- however, this time they were unsure if that was happening.
6. The Tenant may have had some knowledge of the proceedings as people were arranged to gather their belongings from the rental unit- but at the very least, should have appointed someone to retrieve their mail. Therefore, I continued hearing the application uncontested.
7. Based on the uncontested evidence, I find that the Tenant has committed an illegal act, trade, business or occupation involving the possession of an illegal drug for the purposes of trafficking in the rental unit.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act.
11. As noted, the Tenant did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances. or to dispute the Landlord's application for an eviction order.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before February 3, 2026.
2. If the unit is not vacated on or before February 3, 2026, then starting February 4, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after February 4, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. 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 29, 2026
Date Issued

Curtis Begg
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on August 4, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.