

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

Citation: High Park Bayview Inc. c/o GWL Realty Advisors Residential Inc. v Headley, 2026 ONLTB 11121

Date: 2026-02-02

File Number: LTB-L-059842-25

In the matter of: 2005, 640 SHEPPARD AVE E
Toronto ON M2K1B8

Between: High Park Bayview Inc. c/o GWL Realty Landlord
Advisors Residential Inc.

And

Rico Headley	Tenants
Mercedesz Takacs	

High Park Bayview Inc. c/o GWL Realty Advisors Residential Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Rico Headley and Mercedesz Takacs (the 'Tenants') because:

- the Tenants 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;
- the Tenants, another occupant of the rental unit or a person the Tenants permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

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

This application was heard by videoconference on October 27, 2025.

Only the Landlord's Agent, Shane Chung, the Landlord's Witness, Mina Sayyahgilani, and the Landlord's Legal Representative, Martin Zarnett, attended the hearing.

As of 10:36 a.m., the Tenants were 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 June 23, 2025, the Landlord gave the Tenants an N6 and N7 notice of termination with the termination date of July 18, 2025.
2. The Tenants were in possession of the rental unit on the date the application was filed.
3. The Landlord's Legal Representative submitted evidence that the tenants had vacated on September 30, 2025, pursuant an N11 (two of them were executed for each Tenant, Document 6668307), prior to this herein proceeding.
4. The Landlord's Agent, Shane Chung, confirmed this was the case, and although the Tenants had vacated as of September 30, 2025, they had left some belongings in the rental unit, but the Tenants had not returned to the rental unit as of the date of this proceeding and the Landlord shall deal with the Tenants contents pursuant to the Act.
5. As a result, the eviction sought in the Landlord's L2 application based on the N6 and N7 notices is moot, however on a balance of probabilities from the oral testimony, submissions and documentary evidence received at this herein proceeding, it is evident that the tenancy terminated.

It is ordered that:

1. The tenancy between the Landlord and the Tenants is terminated as of October 27, 2025.

February 2, 2026

Date Issued

Panagiotis P. Roupas

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.