



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

File Number: LTB-L-006745-25-RV2

In the matter of: 19, 83 Clearview Hts
York ON M6M2A3

Between: Gurpal Singh Landlord

and

Latifah Scott
Aisha Scott Tenants

Review Order

Gurpal Singh (the 'Landlord') applied for an order to terminate the tenancy and evict Latifah Scott and Aisha Scott (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another Tenants.

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

This application was resolved by order LTB-L-006745-25 issued on May 28, 2025.

On November 10, 2025, the Tenants requested a review of the order and that the order be stayed until the request to review the order is resolved.

On November 12, 2025 interim order LTB-L-006745-25-RV-IN was issued, staying the order issued on May 28, 2025.

The request for review was granted by order LTB-L-006745-25-RV and the new hearing of the L2 application was scheduled to another available date.

The new hearing was held by videoconference on February 4, 2026.

The Landlord's Legal Representative, Pasquale Maiolo, and the Tenant, Aisha Scott ('AS'), on behalf of both Tenantss, attended the hearing. Anjuli Kaila ('AK') testified on behalf of the Landlord.

Determinations:

1. For the reasons that follow, the Landlord's application is dismissed.
2. The Landlord served the Tenants with an N5 Notice to End your Tenancy For Interfering with Others, Damage or Overcrowding ('N5 notice') on December 20, 2024. The grounds for the N5 notice were substantial interference with the Landlord's lawful rights, privileges, or interests. The N5 notice indicated that the notice would be voided if the Tenants refrained from the conduct complained of in the notice in the seven days following the service of the notice (the 'voiding period'). The voiding period was from December 21, 2024 to December 27, 2024.
3. The N5 notice contains the allegation that on December 17, 2024, the Tenant refused entry to the rental unit, although proper notice had been given in accordance with the *Residential Tenancies Act, 2006* (the 'Act'), and that in refusing entry, her occupant or guest was verbally aggressive (sic) and rude.
4. The Landlord's application is based on the N5 notice served on December 20, 2024. The Landlord has the burden to establish, on a balance of probabilities, that the Tenants failed to void the N5 notice by engaging in the conduct complained of in the notice. AK, the Landlord's Property Manager, confirmed that the Landlord did not serve any further notices of entry for which the Tenants refused entry. There was no evidence of any issues with rude or aggressive behaviour from the Tenants or their guests or occupants during the voiding period.
5. While the Landlord's staff knocked on the door on occasion to follow-up on the inspection and the Tenants did not answer, the Tenants were not required to answer nor were they required to permit the Landlord's staff entry at that time.
6. Therefore, the Landlord did not meet their burden to establish that the Tenants failed to void the N5 notice, and I find, based on the evidence before the Board, that the N5 notice was voided.
7. As the Tenants voided the N5 notice, the Landlord's application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

February 11, 2026

Date Issued

Candace Aboussafy

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.