



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

Citation: Lunaitis v Dooley, 2026 ONLTB 13175

Date: 2026-02-09

File Number: LTB-L-091131-25

In the matter of: BASEMENT, 20 RHONDA RD
COLLINGWOOD ON L9Y4G4

Between: Paul Lunaitis Landlord

And

Diana Dooley Tenant

Paul Lunaitis (the 'Landlord') applied for an order to terminate the tenancy and evict Diana Dooley (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

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

This application was heard by videoconference on February 5, 2026. The Landlord and the Tenant attended the hearing.

Determinations:

1. As explained below, the Landlord's application is dismissed.
2. The Landlord did not provide the Tenant with a notice of termination pursuant to s. 65(1) or s. 66(1) of the Residential Tenancies Act ('the Act'). As such, there is no cause of action as required pursuant to s.65(2) or s. 66(2) of the Act.

It is ordered that:

1. The Landlord's application is dismissed.

February 9, 2026
Date Issued

Jane Dean
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.