



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

File Number: LTB-L-083843-25

In the matter of: 77 FLETCHER AVE
AJAX ON L1Z1J5

Between: Jeyaruban Sivarasa Landlord

And

Arun David Bala Tenant

Jeyaruban Sivarasa (the 'Landlord') applied for an order to terminate the tenancy and evict Arun David Bala (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on February 9, 2026.

Only the Landlord and the Landlord's Agent, Kosalan Balarajah, attended the hearing.

As of 9:49 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. Based on the uncontested evidence before the Board, I find that the Tenant has vacated the rental unit. The Landlord is no longer seeking termination and only requests that the Board confirm the termination of the tenancy. As such, I find this application has now become moot and shall be dismissed.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated.
2. The Landlord's L2 application is dismissed as moot.

February 17, 2026
Date Issued

Vicky Liu
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.