



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-078550-25

In the matter of: Basement Unit 1, 33 FIELD THISTLE DR
BRAMPTON ON L6R3A6

Between: Alemnesh Sahilu Kassaye Landlords
Daniel Derby Asres

And

Asfand Khan Tenant

Alemnesh Sahilu Kassaye and Daniel Derby Asres (the 'Landlords') applied for an order to terminate the tenancy and evict Asfand Khan (the 'Tenant') because:

- the Landlords requires vacant possession of the rental unit in order to do major repairs or renovations to the unit.

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

This application was heard by videoconference on December 9, 2025.

Only the Landlords attended the hearing.

As of 9:31 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.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On September 20, 2025, the Landlords gave the Tenant an N13 notice of termination with the termination date of February 4, 2026 (the last day of the rental period). The Landlords claim vacant possession of the rental unit is required for repairs and renovations so extensive that they required vacant possession.

4. The Landlords further testified, that the Tenant vacated the rental unit on November 25, 2025, so in fact this L2 application is moot, as the Landlords now have possession of the rental unit, and have in fact had possession of the rental unit after the Tenant vacated.
5. The Landlords testified and provided evidence that the Tenant texted them that he left the country and emptied the rental unit of his belongings.
6. The Landlords incurred costs of \$186.00 for filing the application and are entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlords and the Tenant is terminated as of November 25, 2025, the date the Tenant moved out of the rental unit.
2. The Tenant shall pay to the Landlords \$186.00 for the cost of filing the application.
3. The total amount the Tenant must pay the Landlords is \$186.00.
4. If the Tenant does not pay the Landlords the full amount owing on or before March 10, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 11, 2026 at 4.00% annually on the balance outstanding.

February 27, 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.