



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

File Number: LTB-L-099210-25

In the matter of: Lower, 283 DAVISVILLE AVE
Toronto ON M4S1H1

Between: 2470532 Ontario Limited Landlord

And

Khaled ZK Hammouda Tenant

2470532 Ontario Limited (the 'Landlord') applied for an order to terminate the tenancy and evict Khaled ZK Hammouda (the 'Tenant') because:

- the Tenant 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.

This application was heard by videoconference on February 25, 2026.

Only the Landlord's legal representative, T. O'Brien and the Landlord's agent, N. Kelly attended the hearing.

M. Doran attended as witness for the Landlord.

As of 10:01 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB and by the Landlord's legal representative. 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. Therefore, the tenancy is terminated.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On November 24, 2025, the Landlord gave the Tenant an N6 notice of termination with a termination date of December 18, 2025. The notice of termination contains the following

allegations: On October 15, 19 and 25, the Tenant stole the exterior camera belonging to the upper unit Tenant.

4. M. Doran testified on behalf of the Landlord. He was the Tenant residing in the upper unit of the same residential complex as the Tenant that is subject to the notice. He testified that on October 15, 2025, the Tenant came up on to the front porch of his unit and removed the exterior camera. A video was submitted into evidence showing same. (DOC-7377249) This video was taken by M. Doran's exterior camera.
5. M. Doran testified that again, on October 19, 2025, the Tenant came up on his porch and removed the exterior camera. A video was submitted showing same. (DOC-7377252) M. Doran testified that he called the police. The police arrived and spoke to the Tenant, and the Tenant showed the police where he threw the camera. The police queried whether M. Doran wanted to press charges and M. Doran testified that at that time, they decided not to press charges.
6. M. Doran testified that twice on October 25, 2025, once at 1:10 a.m., and once at 11:07 p.m., the Tenant again came up on to the upper Tenant's porch, removed and took the exterior cameras. (DOC-7377257 and DOC-7377262) M. Doran called the police and the Tenant was arrested.
7. M. Doran testified that as a result of the continued theft, he vacated the rental unit in December 2025.
8. Based on the uncontested evidence before me, on a balance of probabilities, the Tenant has committed an illegal act in the residential complex by committing theft by removing and taking the upper Tenant's exterior cameras on October 15, 19 and 25th.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. The Tenant did not attend the hearing to provide submissions with respect to their personal circumstances or to contest the Landlord's application.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before March 17, 2026.
2. If the unit is not vacated on or before March 17, 2026, then starting March 18, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after March 18, 2026.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.

5. The total amount the Tenant must pay the Landlord is \$186.00.
6. If the Tenant does not pay the Landlord the full amount owing on or before March 17, 2026, the Tenant will start to owe interest. This will be simple interest calculated from March 18, 2026 at 4.00% annually on the balance outstanding.

March 6, 2026
Date Issued

Emily Robb
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on September 18, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.