



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

File Number: LTB-L-080105-25

In the matter of: Main Floor, 256 PINE BEACH DR
KESWICK ON L4P2V5

Between: Kristen Schiener Landlord
Jeffrey Melis

And

Ruth Zive Tenant

Kristen Schiener and Jeffrey Melis (collectively, the 'Landlord') applied for an order to terminate the tenancy and evict Ruth Zive (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 January 15, 2026.

Only the Landlord attended the hearing. As of 9:20am, 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. The Landlord advised the LTB that the Tenant had vacated the property on the termination date set out in their notice of termination.
2. The application is therefore moot and is dismissed accordingly.

It is ordered that:

1. The Landlord's application is dismissed.

March 4, 2026
Date Issued

Vladimir Nikitin
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 August 2, 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.