



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

File Number: LTB-L-094042-25

In the matter of: Basement, 57 CRESTHAVEN DR
NEPEAN ON K2G6T8

Between: Jesus Adonis Ares Sucalit Landlord

And

Dariusz Krysztof Frukacz Tenant

Jesus Adonis Ares Sucalit (the 'Landlord') applied for an order to terminate the tenancy and evict Dariusz Krysztof Frukacz (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on February 11, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

1. At the hearing, the LTB was informed that the named Tenant on this application was no longer residing in the rental unit. The Tenant had vacated in December 2025.
2. Since the only remedy sought on the application was for an eviction, the application is rendered moot. Therefore, the Landlord's application is dismissed.

It is ordered that:

1. The application is dismissed.

March 9, 2026
Date Issued

Robert Brown
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.