



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

File Number: LTB-L-102004-25

In the matter of: Main and Upper Level, 5665 Woodland Blvd
Niagara Falls, ON L2G5K6

Between: Monika Kowalczyk Landlord

And

Bumsik Kwak Jihye Choi Tenant

Monika Kowalczyk (the 'Landlord') applied for an order to terminate the tenancy and evict Bumsik Kwak Jihye Choi (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 building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

This application was heard by videoconference on March 4, 2026. The Landlord attended the hearing.

As of 10:35 am, 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 Tenant was in possession of the rental unit on the date the application was filed.
2. A hearing on the merits did not proceed because the Landlord stated at the hearing that the Tenant vacated the rental unit on February 23, 2026.
3. The Tenancy is terminated as of February 23, 2026, the date the Tenant moved out of the rental unit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of February 23, 2026.

March 10, 2026

Date Issued

Kimberly Parish

Vice Chair, 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.