



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-062244-25

In the matter of: 1, 15 BRYBECK CRES
KITCHENER ON N2M2C5

Between: Kunga Tsering Landlord

And

Nathan Bonnar Tenants
Ashley Lantz

Kunga Tsering (the 'Landlord') applied for an order to terminate the tenancy and evict Nathan Bonnar and Ashley Lantz (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant;
- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex have wilfully or negligently caused damage to the premises;
- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards;

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This application was heard by videoconference on January 29, 2026.

Only the Landlord attended the hearing.

As of 10:18 a.m., the Tenants were 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 served the Tenants with two N5 notices of termination. However, the notices were not valid, as the periods between service and termination date failed to comply with

the requirements of the *Residential Tenancies Act, 2006* (Act).

2. Since the Landlord did not wish to proceed for an order for reimbursement of money for damages only, without the possibility of eviction, the Landlord requested the consent of the Board to withdraw his application.
3. I consented to the Landlord's request.

It is ordered that:

1. The Landlord's application is withdrawn.

March 17, 2026
Date Issued

Nancy Morris
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.