



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-086960-25

In the matter of: 1, 240 Dalhousie
Ottawa ON K1N7E2

Between: Luc Andre Vincent Landlord

And

Lynn ONG Tenant

Luc Andre Vincent (the 'Landlord') applied for an order to terminate the tenancy and evict Lynn ONG (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 used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage;
- 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 February 23, 2026.

The Landlord and the Tenant attended the hearing.

Determinations:

Preliminary Issue:

1. At the onset of the hearing, I raised a preliminary issue regarding the details as contained in the N7 Notice to End your Tenancy (N7 Notice). In the N7 Notice, the Landlord states that on September 22, 2025 the Landlord came across a man having keys to the rental unit and admitting he was staying at the rental unit and paying rent to the Tenant, as well

as indicating the downstairs commercial tenant has been complaining about suspicious activities, police visits, and loud noises coming from the rental unit.

2. I asked the Landlord for submissions as to how the contents as described in the N7 Notice constitutes serious impairment of safety, using the rental unit that is inconsistent with residential occupancy, or substantial interference.
3. The Landlord indicated that the basis for the application was that the Tenant transferred the tenancy to another person without the consent of the Landlord. These allegations do not constitute serious impairment of safety, using the rental unit inconsistent with residential occupancy, or substantial interference in an N7 Notice. The Landlord was advised he is entitled to file a different type of application with the Board regarding sublets or an assignments.
4. Further, at the hearing there was no evidence submitted as to whether or not the Tenant had vacated the unit. Upon further review post hearing, it appears based on documents uploaded to the portal by the Landlord and the Tenant, that the alleged subtenant vacated on or about October 1, 2025, and that Tenant vacated on February 15, 2026. If the Tenant and alleged subtenant vacated, the application for an N7 eviction is now moot.
5. For the reasons as set out above, the application must be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

March 13, 2026

Date Issued

Paula West Oreskovich

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.