



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-006444-23

In the matter of: 5414 LASSLAINE AVE
WINDSOR ON N9A7A5

Between: Patricia Brown Landlord

And

Robert Maurice Tenant

Patricia Brown (the 'Landlord') applied for an order to terminate the tenancy and evict Robert Maurice (the 'Tenant') because the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord or another tenant

This application was heard by videoconference on March 19, 2026.

The Landlord, the Landlord's representative Tiffani Frederick, the Tenant's agent Gwen Leboeuf and the Tenant's representative Kristen Jarvis attended the hearing.

Determinations:

1. At the hearing, the parties advised that the Tenant passed away on October 6, 2023.
2. Section 91(1) of the Residential Tenancies Act, 2006 provides that "*If a tenant of a rental unit dies and there are no other tenants of the rental unit, the tenancy shall be deemed to be terminated 30 days after the death of the tenant*"
3. While the Tenant's items remained in the rental unit until November 30, 2023, pursuant to section 91(1) of the Act, I find the tenancy is deemed to be terminated on November 5, 2023.
4. As the tenancy is deemed terminated and was not adjudicated on its merits, the Landlord's request for reimbursement of the application filing fee is denied.

It is ordered that:

1. The tenancy is terminated on November 5, 2023.

March 24, 2026

Date Issued

Peter Nicholson

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.