



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-105823-25

In the matter of: 24 HOLGATE ST
BARRIE ON L4N 2T5

Between: Will Gunn Landlord

and

Alexander Townshend-Macdonald Tenant

Will Gunn (the 'Landlord') applied for an order to terminate the tenancy and evict Alexander Townshend-Macdonald (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on March 24, 2026.

Only the Landlord's representative, Allison MacSporran, attended the hearing.

As of 11:25 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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. The Landlord representative indicated that the Tenant vacated the rental unit on March 5, 2025. As a result, this application for termination of the tenancy and eviction order is now moot.

It is ordered that:

1. The Landlord's application is dismissed.

March 31, 2026

Date Issued

Adeela Alvez

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.