



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-107844-25

In the matter of: 120 AIR DANCER CRES
OSHAWA ON L1L0V3

Between: Nneka James Landlord

And

Obi Oluchukwu Fidelia Tenant

Nneka James (the 'Landlord') applied for an order to terminate the tenancy and evict Obi Oluchukwu Fidelia (the 'Tenant') because:

L1 Application

- the Tenant did not pay the rent that the Tenant owes;

L2 Application

- 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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully or negligently caused damage to the premises; and
- 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 Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on March 30, 2026.

Only the Landlord attended the hearing.

As of 9:28 a.m., 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.

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

March 31, 2026
Date Issued

Colette Myers
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.

