



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-060490-25

In the matter of: 101, 24 PINEHILL CRES
YORK ON M6M2B6

Between: Autumn View Inv Inc. Landlord

And

Oseakina Igiewe Tenant

Autumn View Inv Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Oseakina Igiewe (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 7, 2026.

The Landlord, John Vella attended the hearing. A witness for the Landlord, Rose Vella also attended the hearing.

The Tenant attended the hearing and declined to speak to Tenant Duty Counsel prior to the hearing.

Preliminary Issue- Amended Application

1. The Landlord filed an amended application to the Board on March 6, 2026, requesting to amend the application to include a monetary claim in the amount of \$1,711.50 for Reason 5 on the application, being the Tenant or someone else visiting or living in the rental unit substantially interfered with the Landlords reasonable enjoyment or lawful, right, privilege or interest and the Tenant must pay the reasonable out of pocket expenses the Landlord incurred as a result of the conduct.

2. At the hearing, the Landlord confirmed this amended application was not served on the Tenant.
3. Rule 15.1 of the Rules of Procedure states:

A request to amend an application before the hearing must:

- a) Be in writing
 - b) Served with the amended application to all other parties
 - c) Filed with the LTB with the amended application and a completed Certificate of Service.
4. As the amended application was not served on the Tenant, the Landlord's request to amend the application was denied.
 5. This does not preclude the Landlord from filing a L10 application.

Determinations:

6. The Landlord and Tenant agreed the Tenant was no longer in possession of the rental unit, having vacated on March 31, 2026.
7. As the tenancy has already terminated, the Landlord's application seeking termination of the tenancy is moot and will therefore not be considered.

It is ordered that:

1. The Landlord's application is dismissed.

April 10, 2026
Date Issued

Trish Carson
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.