



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-099715-25

In the matter of: Unit 1/2, 278 BLOOR STREET
SUDBURY ON P3C2L3

Between: Carson Charles Laffrenier Landlord

And

Jordon Berry Tenant
Charlaine Green

Carson Charles Laffrenier (the 'Landlord') applied for an order to terminate the tenancy and evict Jordon Berry and Charlaine Green (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

Carson Charles Laffrenier (the 'Landlord') also applied for an order requiring Jordon Berry and Charlaine Green (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on March 9, 2026.

Only the Landlord attended the hearing.

As of 9:52 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.

Determinations:

1. The Landlord testified that the Tenant vacated the rental unit on January 31, 2026.
2. The Landlord further testified that he was not proceeding with the reasonable out-of-pocket expenses as the result of the Tenant's conduct. The Landlord testified that he is

proceeding through court proceedings to recover these costs. The Landlord only sought reimbursement of the filing fee.

3. As the Tenant has vacated and the Landlord is not longer seeking reimbursement of out-of-pocket expenses, the matter is moot. While the Landlord is seeking reimbursement of the filing fee, costs are generally only awarded to the successful party, and the Tenant vacated prior to the hearing date. In my view, it is not in the interests of justice to hear a moot matter on its merits for the purpose of awarding a filing fee.

It is ordered that:

1. The Landlord's application is dismissed.

April 15, 2026

Date Issued

Allana McComb

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.