



Order under Section 69 Residential Tenancies Act, 2006

Citation: Centretown Citizens Ottawa Corporation v Boeyen, 2026 ONLTB 34969

Date: 2026-05-01

File Number: LTB-L-007669-26

In the matter of: 140 BRONSON AVE
OTTAWA ON K1R6H1

Between: Centretown Citizens Ottawa Corporation Landlord

And

Rosie Boeyen Tenant

Centretown Citizens Ottawa Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Rosie Boeyen (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.

This application was heard by videoconference on April 28, 2026.

Only the Landlord's agent, Chloe MacLeod-Boucher, and the Landlord's legal representative, Michael Thiele, attended the hearing.

As of 10:30 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy in the application. Therefore, the tenancy is terminated as of May 6, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N7 Notice

3. On January 16, 2026, the Landlord gave the Tenant an N7 notice of termination. The notice of termination contains the following allegations: the Tenant forced their way into another unit, threatened the occupants of the other unit with a knife, and chased them. The Tenant was nude during this incident.
4. The Tenant has seriously impaired the safety of occupants of an adjacent rental unit by breaking down their door to forcibly enter the unit, threatening them verbally and with a knife, and chasing them. This conduct occurred in the residential complex.
5. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
6. There is no last month's rent deposit.

Eviction

7. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would be unfair to grant relief from eviction pursuant to subsection 83(1) of the Act. While it seems likely that a medical condition or event may have contributed to this incident, no information has been provided to the Landlord about any accommodation needs. The Landlord has attempted to engage the support agency which has been affiliated with the Tenant but has received no information about the Tenant's circumstances. The Tenant has not provided any explanation for the incident and did not participate in the hearing. Since this incident the Tenant has been heard shouting and banging things in her unit, causing ongoing concern about erratic behaviour for the occupants of the adjacent unit.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated. The Tenant must move out of the rental unit on or before May 6, 2026.
2. If the unit is not vacated on or before May 6, 2026, then starting May 7, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 7, 2026. The Sheriff is requested to expedite the enforcement of this order.
4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. The total amount the Tenant must pay the Landlord is \$186.00.

6. If the Tenant does not pay the Landlord the full amount owing on or before May 6, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 7, 2026 at 4.00% annually on the balance outstanding.

May 1, 2026
Date Issued

Dawn Carr
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.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on November 7, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.