



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

File Number: LTB-L-081920-25

In the matter of: B, 19 Whittaker
Sudbury ON P3E4A7

Between: Sean Romenco Landlords
Marcie Romenco

And

Naomi Crawford Tenant

Sean Romenco and Marcie Romenco (the 'Landlords') applied for an order to terminate the tenancy and evict Naomi Crawford (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 January 14, 2026.

Only the Landlords attended the hearing.

As of 12:35 p.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 reschedule 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. Therefore, the tenancy is terminated, and eviction is ordered.
2. The Tenant was in possession of the rental unit on the date the application was filed.

N7 Notice of Termination - Serious Impairment of Safety

3. On September 10, 2025, the Landlord gave the Tenant an N7 notice of termination deemed served on September 10, 2025. The notice of termination contains the following allegations: the Tenant overdosed in the bathroom of her unit, there were multiple complaints from other tenants of strong and unusual smoke odors (including tobacco, marijuana, and other unidentified smoke) coming from the Tenant's unit, unidentified male individuals came in and out of the Tenant's unit on a number of occasions, and neighbours

have complained about the high volume of traffic coming in and out of the rental property during late-night hours, causing disturbance and concern for safety in the community, and the lower tenant was approached /accosted by unknown men at night while outside with their dog, impairing the sense of safety.

4. The first named Landlord, SR, testified. He indicated that the rental unit is the upper unit in a duplex. The application was brought as a result of issues raised by the other tenants who reside in the lower part of the duplex. The issues related to the repeated presence of unknown and unwanted individuals in and on the property. The Landlord has observed the presence of these unknown people himself and also observed them through cameras on their property.
5. The Landlord described a serious security incident where there was forced entry into the garage of the residential premises, the downstairs tenant was assaulted, and fortunately, another tenant was able to come over and intervene and eject the person doing the assaulting, who was a guest of the Tenant's. The lower tenant also reported to the Landlord that they had been approached and accosted by unknown men at night while outside with their dog, further impairing their sense of safety. These incidents have heightened the safety concerns for the other tenants.
6. As a result of these behaviours and safety concerns, the Landlord indicated that the basement tenant avoids the use of certain areas of the rental premises and have limited their guests. The Landlord testified that the tenants fear for their safety and are afraid to leave their unit due to the possibility of running into these unknown parties. The Landlord testified to his knowledge of these concerns through ongoing and frequent complaints from the basement tenants.
7. The Landlord indicated there had been further nighttime disturbances, where they have been called by the other tenants to attend due to disturbances and their concerns for their safety. On these occasions, the Landlords have had to eject people from the premises, and they are nervous and anxious of these interactions, not knowing whether the unwanted guests will leave. The Landlords indicated that the guests were not always willing to leave when asked, and they constantly feared escalation of the situation.
8. The Landlord stated that this is an ongoing and frequent issue can only be prevented if the Landlords constantly monitored their cameras, and responded in real time to every complaint call and observation on the cameras. They live 3 kilometres from the rental unit and stated that intervention at that level is not manageable.
9. The Landlord says they have had multiple conversations with the Tenant to try to resolve the situation, but they have been unsuccessful. The Tenant has been in the rental unit since July 2025. The Landlord testified that the Tenant was fully aware of the hearing date and told the Landlord she had no intention of attending the hearing and would continue to live the way she is living. The Landlords feel they have tried numerous times and strategies to support the Tenant, but it is apparent that the Tenant has no intention of changing her behaviour.
10. This application is brought pursuant to section 66 of the *Residential Tenancies Act, 2006* (the 'Act'), which states:

66 (1) A landlord may give a tenant notice of termination of the tenancy if,

(a) an act or omission of the tenant, another occupant of the rental unit or a person permitted in the residential complex by the tenant seriously impairs or has seriously impaired the safety of any person; and

(b) the act or omission occurs in the residential complex. 2006, c. 17, s. 66 (1).

11. Based on the Landlord's testimony, the Board is satisfied that the Tenant of the rental unit or a person permitted in the residential complex by the Tenant has seriously impaired and continues to seriously impair the safety of the other tenants in the rental premises and the Landlords, by continuing to allow persons to attend her unit and not stopping them from engaging in threatening behaviour. This conduct occurred in the residential premises.
12. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

Relief from eviction

13. 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. The Tenant did not attend the hearing to provide any information to assist the Board in determining whether relief from eviction should be considered. The Landlords provided information indicating that the Tenant lives alone in the unit, and despite many requests and discussions to address the behaviours of her guests, has refused to do so. The Landlords testified that the Tenant has exhibited a total lack of concern for the safety of the other tenants and the Landlord. The Board notes that the Tenant has only resided in the unit since July 2025, and notes that in the short period of her tenancy has caused multiple safety concerns for the Landlord. Her apparent and stated unwillingness to address these issues and desire to follow her own lifestyle indicate that a conditional order would have no chance of success. The Landlords seek eviction because they are tired of having to engage with unknown, threatening persons visiting the Tenant, often in the middle of the night, and having to respond to their other tenants' calls, often in the middle of the night. They are also fearful of engaging with the Tenant's visitors and feel threatened when they are intervening to protect the other tenants.
14. This order contains all of the reasons within it. No further reasons will be issued.

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 19, 2026.
2. If the unit is not vacated on or before May 19, 2026, then starting May 20, 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 20, 2026. The Sherriff is requested to expedite the enforcement of this order.
4. The Tenant shall also 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 19, 2026, the Tenant will start to owe interest. This will be simple interest calculated from May 20, 2026, at 4.00% annually on the balance outstanding.

May 8, 2026
Date Issued

Stephanie Ball
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 July 29, 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.