



**Order under Section 100
Residential Tenancies Act, 2006**

File Number: LTB-L-025183-26 & LTB-L-109080-25-RV

In the matter of: 704, 750 Morningside Avenue
Scarborough ON M1C3A1

Between: Blackstar 750 Morningside Limited Landlord

And

Doug Wise Deceased Tenant

And

Nimi Ramlackhan Tenant

And

Eric Wise Unauthorized Occupants
Natasha Wise

LTB-L-025183-26

Blackstar 750 Morningside Limited (the 'Landlord') applied for an order to terminate the tenancy of Doug Wise (the 'Deceased Tenant') and evict Eric Wise and Natasha Wise (the 'Unauthorized Occupants') because the Deceased Tenant transferred occupancy of the rental unit to the Unauthorized Occupants without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupants for the use of the rental unit.

LTB-L-109080-25

Blackstar 750 Morningside Limited Partnership (the 'Landlord') applied for an order to terminate the tenancy and evict Doug Wise (the 'Deceased Tenant') and for an order to have the Tenant pay the rent they owe because the Deceased Tenant did not meet a condition specified in the order issued by the LTB on with respect to application LTB-L-054826-25.

This application was resolved by order LTB-L-109080-25 issued on January 9, 2026.

The Unauthorized Occupants filed a request to review the order.

Application LTB-L-025183-26 and the request to review order LTB-L-109080-25 were heard by videoconference on May 1, 2026.

The Landlord's representative, Sara Ginman, the Tenant and the Unauthorized Occupants attended the hearing. The Tenant and the Unauthorized Occupants were represented at the hearing by Rajan Mahavalirajan.

On consent of those in attendance at the hearing, it is ordered that:

1. Nimi Ramlackhan is the lawful Tenant of the rental unit. Application LTB-L-025183-26 is otherwise dismissed.
2. Order LTB-L-109080-25 issued on January 9, 2026 is cancelled and the Landlord's application is dismissed.

May 5, 2026
Date Issued

Richard Ferriss
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.