



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-012531-26

In the matter of: MAIN, 501 FAIRLEIGH AVE
OSHAWA ON L1J2W7

Between: Real Advocate Group Inc. Landlord

And

John Holmes Tenant

Real Advocate Group Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict John Holmes (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.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards.
- 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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.
- the Tenant has been persistently late in paying the Tenant's rent.

This application was heard by videoconference on April 29, 2026.

The Landlord, Tharaka Gamage, the Landlord's Agent, Nina Pararaj, the Tenant, and the Tenant's support worker, Narome Robinson attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.

2. The application having been withdrawn, the LTB's file is closed.

May 11, 2026

Date Issued

Chris Hall

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.