



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-004719-26

In the matter of: 77 AMHERST DR
KITCHENER ON N2P1E1

Between: Mai Tran Landlord

And

Adnan Oladimeji Abdul Rasaq Tenant

Mai Tran (the 'Landlord') applied for an order to terminate the tenancy and evict Adnan Oladimeji Abdul Rasaq (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; and
- 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.

This application was heard by videoconference on April 22, 2026.

The Landlord and the Tenant both attended the hearing.

Determinations:

1. At the commencement of the hearing, it was determined the Tenant no longer occupies the rental unit. The Landlord sought to withdraw their application. I consented to the request.
2. The only issue that remained to be determined was the Landlord's request that the Tenant pay the filing fee of \$186.00. The Landlord stated the Tenant was warned several times about his behavior. Rather than stopping the behaviour, the Tenant became more aggressive towards the Landlord and co-residents of the residential unit with each warning. The Landlord further stated an application to Landlord Tenant Board was the only way to respond to the Tenant.
3. The Tenant did not believe he should pay the filing fee as he has already left the rental unit.
4. I find that the payment of the fee in this case is appropriate because the Tenant's ongoing unacceptable behavior caused distress not only to the co-habitants within the rental unit, but to the Landlord who had to apply to the Board to seek relief from the Tenant.

It is ordered that:

1. The Tenant will reimburse the Landlord of the filing fee of \$186.00.
2. This application is withdrawn.

May 29, 2026
Date Issued

David McFadden
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.