



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008947-26

In the matter of: 804, 470 SCENIC DR
LONDON ON N5Z3B2

Between: Equiton Residential Income Fund LP Landlord

And

MacKenzie Vanlammeren Tenant
Brandon Long

Equiton Residential Income Fund LP (the 'Landlord') applied for an order to terminate the tenancy and evict MacKenzie Vanlammeren and Brandon Long (the 'Tenant') because:

- the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on May 5, 2026.

Only the Landlord's Agent Laveena Sansal attended the hearing.

As of 9:37 am, 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.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On January 8, 2026, the Landlord gave the Tenant an N6 notice of termination. The notice of termination contains the following allegations:

January 3, 2026 – You allowed Entry to the two unknown people in the building. As per the CCTV camera you were having a brief interaction with them in the lobby. Later those two people preceded to the basement parking area and access the vehicle of the resident manager and removed stole his personal items.

4. The Landlord's Agent testified to the event in the N6 notice and submitted into evidence photos of the Tenant MacKenzie Vanlammeren interacting with the two unknown individuals, allowing them entry into the garage and a copy of the police report of the theft from the manager's car by those individuals.
5. The Landlord's Agent further testified that access to the parking garage is limited to Tenant's with a fob key.
6. The Landlord's Agent testified that the other tenants in the residential complex are afraid due to the behaviour of the Tenant and her guests.
7. Based on the uncontested evidence before me, I find that the Tenant has permitted someone to commit an illegal act in the residential complex by providing access to the garage for the purpose of stealing from a vehicle.
8. The Landlord's Agent submitted that the Landlord is not seeking daily compensation with this application as there is another application before the Board.
9. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
10. The Landlord collected a rent deposit of \$1,315.56 from the Tenant and this deposit is still being held by the Landlord. Interest on the rent deposit, in the amount of \$23.39 is owing to the Tenant for the period from July 1, 2025 to May 5, 2026.
11. The Landlord is seeking a standard order terminating the tenancy, with an eviction date 11 days from the date of this order.
12. The Tenant did not attend the hearing to present any evidence or submissions in support of granting 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.

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 June 8, 2026.
2. If the unit is not vacated on or before June 8, 2026, then starting June 9, 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 June 9, 2026.

4. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 8, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 9, 2026 at 4.00% annually on the balance outstanding.

May 28, 2026
Date Issued

Brenda Mercer
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 December 9, 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.