



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

**File Number:** LTB-L-011105-26

**In the matter of:** 72 WALDER AVE  
NORTH YORK ON M4P2S2

**Between:** Laura Young Landlord

**And**

Monice Morenzie Tenants  
Dwayne Persad

Laura Young (the 'Landlord') applied for an order to terminate the tenancy and evict Monice Morenzie and Dwayne Persad (the 'Tenants') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on May 25, 2026.

The Landlord's Legal Representative, Raïessa Mahabir attended the hearing.

As of 9:30 am, the Tenants were 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. The Landlord's Legal Representative stated the Tenants are no longer in possession of the rental unit having vacated April 30, 2026.
2. As the tenancy has already terminated, the Landlord's application seeking termination of the tenancy is moot and will therefore not be considered.

**It is ordered that:**

1. The Landlord's application is dismissed.

**May 27, 2026**  
**Date Issued**

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**Trish Carson**  
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.