



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

File Number: LTB-L-006278-26

In the matter of: 185 TAYLOR BLVD
ELLIOT LAKE ON P5A 3L1

Between: Elliot Lake Retirement Living Landlord

and

Adrian Bramble Tenant

Elliot Lake Retirement Living (the 'Landlord') applied for an order to terminate the tenancy and evict Adrian Bramble (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

This application was heard by videoconference on May 4, 2026.

Only the Landlord's representative, Douglas Kearns, attended the hearing.

As of 9:32 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. 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 application is granted.

N5 Notice of Termination - Substantial interference

2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On January 7, 2026, the Landlord gave the Tenant an N5 notice with a termination date of February 7, 2026. The notice of termination requires the Tenant to comply with the tenancy agreement by providing the Landlord with a copy of the Tenant's rental insurance policy.
4. The Tenant did not correct the omission within seven days after receiving the N5 notice of termination. The Tenant did not provide the Landlord with a copy of the insurance policy within the voiding period. Therefore, the N5 notice was not voided in accordance with s.64(3) of the *Residential Tenancies Act, 2006 (Act)*.

5. I accept the uncontested evidence of the Landlord and I find on a balance of probabilities, that the Tenant has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord by failing to provide proof of Tenant insurance as required by paragraph 10 (h) of the tenancy agreement.
6. The Tenant has been residing in the retirement home since 2015. The Landlord's representative sought a conditional order requiring the Tenant to provide proof of insurance within 21 days of this order.
7. 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 not be unfair to grant relief from eviction subject to the conditions set out in this order pursuant to subsection 83(1)(a) and 204(1) of the Act. Based on the evidence before me, I find that a conditional order is appropriate in these circumstances.
8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant provides the Landlord proof of insurance in accordance with the tenancy agreement by June 24, 2026.
2. If the Tenant fails to comply with the conditions set out in paragraph 1 of this order, the Landlord may apply under section 78 of the *Residential Tenancies Act, 2006* (the 'Act') for an order terminating the tenancy and evicting the Tenant. The Landlord must make the application within 30 days of a breach of a condition. This application is made to the Board without notice to the Tenant.
3. The Tenant shall pay to the Landlord \$186.00 for the cost of filing the application. If the Tenant does not pay the Landlord the full amount owing on or before June 14, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 15, 2026 at 4.00% annually on the balance outstanding.

June 3, 2026
Date Issued

Adeela Alvez
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.