



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-014266-26

In the matter of: 205, 815 UNIVERSITY AVE W
WINDSOR ON N9A5S1

Between: LORETA CONFLITTI Landlord

And

DAVID STEWART Tenant

LORETA CONFLITTI (the 'Landlord') applied for an order to terminate the tenancy and evict DAVID STEWART (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 Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on June 3, 2026.

Only the Landlord's son, F. Conflitti, attended the hearing.

As of 2:27 p.m., 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. The Landlord's agent, F. Conflitti (FC), said that the Tenant has now vacated the rental unit. The Landlord now only seeks an order for damages.
2. FC said that the Landlord discovered extensive damage to the property after the Tenant vacated. However, the Tenant did not amend the application to add additional damage discovered after the tenancy terminated, that is far in excess of the \$200.00 requested in the application.

3. Since the Landlord wants to proceed for the full amount of damage, FC requested the consent of the Board to withdraw the Landlord's L2 application, in order to file an L10 application requesting the full amount of damage allegedly caused by the Tenant.
4. I consented to the Landlord's request.

It is ordered that:

1. The Landlord's application is withdrawn.

June 10, 2026
Date Issued

Nancy Morris
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.