



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-097552-25

In the matter of: 34 WILLOW TREE ST
MAPLE ON L6A2S2

Between: Natalie OHayon Landlord

And

Brenden Lukezic Tenant

Natalie OHayon (the 'Landlord') applied for an order to terminate the tenancy and evict Brenden Lukezic (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;
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has wilfully caused undue damage to the premises.

This application was heard by videoconference on March 26, 2026.

The Landlord and the Tenant attended the hearing. The Landlord's witness, A. Crocitto, also attended the hearing.

Determinations:

1. The Landlord failed to upload a valid certificate of service with her application, in breach of Rule 4.5 of the Board's Rules of Procedure. The Landlord filed a certificate of service with the application on November 19, 2025, but it was completely blank.
2. The Landlord's witness, A. Crocitto (AC), attended the hearing. She said that she was the person who served the N7 notice of termination, but she did not remember the date it was served, nor did she have a record of the date of service.
3. The termination date on the N7 notice of termination was the 10th day of the 19th month, a non-existent date. However, even were the dates inverted to October 19, 2025, the Landlord's application was not filed within 30 days of this date. This is in breach of subsection 69(2) of the *Residential Tenancies Act, 2006* (the 'Act').

4. For the reasons listed above, those are, a failure to file the application within the time limitation period required by the Act, and a breach of Rule 4.5 of the Board's Rules, the Landlord's application will be dismissed.

It is ordered that:

1. The Landlord's application is dismissed.

June 15, 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.