



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-038844-26

In the matter of: 15, 59 RUSSELL ST
BELLEVILLE ON K8N5V2

Between: Hastings Local Housing Corporation Landlord

And

Victoria Speer Tenant

Hastings Local Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Victoria Speer (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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking;
- 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.

This application was heard by videoconference on June 9, 2026.

Only the Landlord's Agent, A. Murray, attended the hearing.

As of 9:30 a.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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy between the Landlord and Tenant is terminated, the Tenant must move out of the rental unit on or before June 21, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On April 14, 2026, the Landlord gave the Tenant a Notice to End Your Tenancy For Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit (N6 Notice)

deemed served on April 19, 2026. The N6 Notice of termination contains the following allegations:

- The Tenant or someone living with you has committed an illegal act or is carrying on an illegal business at the residential complex involving:
 - a) The production of an illegal drug,
 - b) Trafficking in an illegal drug,
 - c) Possession of an illegal drug for the purposes of trafficking.
 - On April 1, 2026, a search warrant was executed and eight persons found in the unit were charged with various drug offences including possession of an illegal drug for the purposes of trafficking.
4. The Landlord's Agent described the rental unit as a three bedroom townhouse. He stated that he believed that the Tenant is allowing persons to reside in the unit and use it as a flop house. He stated that on April 1, 2026 a search warrant was executed at the rental unit and removed and charged eight persons with various offence including possession of illegal drugs for the purpose of trafficking. He further stated that the Tenant was not home at the time.
5. Based on the uncontested evidence before me, an occupant of the rental unit has committed an illegal act, trade, business or occupation involving the possession of an illegal drug for the purposes of trafficking in the rental unit and residential complex.
6. On April 14, 2026, the Landlord gave the Tenant a Notice to End Your Tenancy For Causing Serious Problems in the Rental Unit or Residential Complex (N7 Notice) deemed served on April 19, 2026. The N7 Notice contains the following allegations:
- Your behaviour or the behaviour of someone visiting or living with you has seriously impaired the safety of another person and this behaviour occurred in the residential complex.
 - On December 18, 2025, the Property Supervisor was contacted by an Officer from Peterborough Police Services looking for Peter Pople, who was wanted for second-degree murder in a homicide that occurred on December 8, 2025. At 5:00 p.m., Officers with the Peterborough Police Services Tactical Team executed a warrant at the rental unit, arrested and charged Peter Pople with second-degree murder.
 - On April 1, 2026, a search warrant was executed and eight persons found in the unit were charged with various drug offences including possession of an illegal drug for the purposes of trafficking.
7. Based on the uncontested evidence before me, I was satisfied that the Tenant, another occupant of the rental unit, or a person permitted in the residential complex by the Tenant has seriously impaired the safety of all persons in the residential complex by allowing a wanted dangerous individual to reside in the unit which lead to the Police Services Tactical team executing a warrant which in it self has inherent safety concerns for all individuals in the complex.

8. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
9. There is no last month's rent deposit.
10. 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 21, 2026.
2. If the unit is not vacated on or before June 21, 2026, then starting June 22, 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 22, 2026. The Sheriff is requested to expedite the enforcement of this order.
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 21, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 22, 2026 at 4.00% annually on the balance outstanding.

June 16, 2026
Date Issued

Lisa Del Vecchio
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 22, 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.