



Order under Section 69 Residential Tenancies Act, 2006

Citation: Live Well Property Management v Haslehurst, 2026 ONLTB 44977

Date: 2026-06-11

File Number: LTB-L-013743-26

In the matter of: 119 PARK ST S
HAMILTON ON L8P3E6

Between: Live Well Property Management Landlord

And

Steven Eddie Haslehurst Tenant

Live Well Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Steven Eddie Haslehurst (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 June 3, 2026. The Landlord's agent Jardena Goldshtein and the Landlord's legal representative, Sofia Enriquez attended the hearing.

As of 10:46 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. However, the tenancy may continue subject to the conditions set out below.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On December 8, 2025, the Landlord gave the Tenant a first, voidable N5 notice of termination. Therefore, the Landlord was allowed to give the Tenant a second, non-voidable N5 notice of termination under section 68 of the *Residential Tenancies Act, 2006* (Act).

4. On January 5, 2026, the Landlord gave the Tenant a second N5 notice of termination. The notice of termination contains that the Tenant is responsible for electricity costs pursuant to the tenancy agreement and the utility provider has cut off the service due to nonpayment which could result in pipes freezing within the rental unit.
5. The Landlord stated that as of the date of the hearing, the electricity still remained disconnected.
6. This conduct substantially interferes with a lawful right, privilege or interest of the Landlord.
7. The Landlord incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
8. There is no last month's rent deposit.

Relief from Eviction:

9. 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.
10. As noted, the Tenant did not attend the hearing of this matter and thus I did not have the opportunity to hear their evidence regarding their circumstances. or to dispute the Landlord's application for an eviction order.
11. However, as explained to the Landlord at the hearing, given the date of the hearing and this order- heat is not really an issue of concern. Therefore, I found it reasonable to allow the Tenant to reconnect the electricity by June 30, 2026, if not, then the Landlord may file an L4 application with the Board.

It is ordered that:

1. The tenancy between the Landlord and the Tenant continues if the Tenant meets the conditions set out below.
2. The Tenant shall ensure that any utility that they are responsible for under the tenancy agreement is actively being supplied to the rental unit. This includes electricity not being supplied as a result of the Tenant's nonpayment to the utility provider.
3. If the Tenant fails to comply with the conditions set out in paragraph 2 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 LTB without notice to the Tenant.
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 22, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 23, 2026 at 4.00% annually on the balance outstanding.

June 11, 2026
Date Issued

Curtis Begg
Member, Landlord and Tenant Board

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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.