



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

File Number: LTB-L-000238-26

In the matter of: Rm 4, 554 AYLMER ST N
PETERBOROUGH ON K9H3W7

Between: Robila haider; Janjuas International Holdings Inc Landlord

And

Scott St-Louis Tenant

Robila haider; Janjuas International Holdings Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Scott St-Louis (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.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

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

Only the Landlord, Landlord's representative, Crystal Francey, and the Landlord's agent, David Bon, attended the hearing.

As of 10:09 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 and the claim for compensation in the application. Therefore, the tenancy will terminate on or before June 23, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On February 20, 2026, the Landlord gave the Tenant an N7 notice of termination. The notice of termination alleges that the Tenant seriously impaired the safety of another person and that this conduct occurred in the residential complex.
4. Based on the testimony of the Landlord's agent, David Bon ('DB'), I find that the following occurred on a balance of probabilities. On February 4, 2026, DB attended the building along with Paige Parvez ('PP') and saw three pairs of steeled toe boots in the hallway and he asked the Tenant Scott St-Louis to remove them. Scott started to hit PP with the boot and then threatened to hit DB. Both DB and PP pushed away from him and left the building. DB testified that he has received numerous complaints from other tenants in the building who told him that the Tenant and the Tenant's guests are dealing drugs in the kitchen and have threatened to harm them with knives if they complain about them. The incident on February 4, 2026, supports that the Tenant is intentionally trying to harm Landlord's agent at the residential complex. I am satisfied that the first incident seriously impaired the safety of the landlord's agent.
5. The Landlord also served the Tenant with an N6 notice of termination. It is unnecessary to consider that notice as I find the N7 notice sufficient to grant the Landlord's application.
6. The Tenant was required to pay the Landlord \$1,646.35 in daily compensation for use and occupation of the rental unit for the period from March 1, 2026 to June 3, 2026.
7. Based on the monthly rent, the daily compensation is \$17.33. This amount is calculated as follows: \$527.00 x 12, divided by 365 days.
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. The shoe incident is particularly concerning for the safety and well being of the residents and staff of the residential complex. I have no evidence before me that supports that the Tenant would abide by a conditional order. The Landlord and the Landlord's agent also described other numerous concerns about the tenancy including an illegal drug trade. In particular, DB provide security footage taken on February 20, 2026, in which the Tenant along with guests were assaulting a person by kicking and shoving them down the stairs. DB also testified that the police have attended the rental unit due to concerns about the Tenant and the Tenant's guest's behaviour.

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 23, 2026.
2. If the unit is not vacated on or before June 23, 2026, then starting June 24, 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 24, 2026.
4. The Tenant shall pay to the Landlord \$1,646.35, which represents compensation for the use of the unit from March 1, 2026 to June 3, 2026.
5. The Tenant shall also pay the Landlord compensation of \$17.33 per day for the use of the unit starting June 4, 2026 until the date the Tenant moves out of the unit.
6. The Tenant shall also pay to the Landlord \$186.00 for the cost of filing the application.
7. The total amount the Tenant must pay the Landlord is \$1,832.35.
8. If the Tenant does not pay the Landlord the full amount owing on or before June 23, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 24, 2026 at 4.00% annually on the balance outstanding.

June 18, 2026
Date Issued

Vinuri Sivalingam
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 24, 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.