



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

File Number: LTB-L-039336-26

In the matter of: 1-28 Haggert Ave North
Brampton, Ontario L6X1Y3

Between: Bruno Pustijanac Landlord

And

Seamus O'Leary Tenant

Bruno Pustijanac (the 'Landlord') applied for an order to terminate the tenancy and evict Seamus O'Leary (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

This application was heard by videoconference on June 15, 2026.

Only the Landlord, and the Landlord's support, Amanda Hogarth and Connie Hogarth, attended the hearing.

As of 1:22 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. As explained below, the Landlord has proven on a balance of probabilities the grounds for termination of the tenancy. Therefore, the tenancy is terminated, and the Tenant must move out of the rental unit on or before July 1, 2026.
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. On February 23, 2026, the Landlord gave the Tenant an N12 notice of termination deemed served February 23, 2026, with the termination date of June 30, 2026. The Landlord claims that they require vacant possession of the rental

unit for the purpose of their own residential occupation for a period of at least one year.

4. The Landlord has compensated the Tenant an amount equal to one month's rent by June 30, 2026.
5. There is no last month's rent deposit.
6. The Landlord requested an extended termination date of July 1, 2026, to accommodate the Tenant's request for additional time.
7. 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 postpone the eviction until July 1, 2026, pursuant to subsection 83(1)(b) 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 July 1, 2026.
2. If the unit is not vacated on or before July 1, 2026, then starting July 2, 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 July 2, 2026.

June 17, 2026
Date Issued

Ken Audziss

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 January 2, 2027 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.