



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

Citation: SERVELLO v QAYOUMI, 2026 ONLTB 51142

Date: 2026-06-30

File Number: LTB-L-009444-26

In the matter of: 109, 196 PINE GROVE RD
WOODBIDGE ON L4L0H8

Between: VITO SERVELLO Landlord

And

SAMIM QAYOUMI Tenant

VITO SERVELLO (the 'Landlord') applied for an order to terminate the tenancy and evict SAMIM QAYOUMI (the 'Tenant') because 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.

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

VITO SERVELLO (the 'Landlord') also applied for an order requiring SAMIM QAYOUMI (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 4, 2026.

Only the Landlord attended the hearing.

As of 9:45am 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. The Landlord informed the LTB that he brought the application forward because of several gunshots fired towards the rental unit. The door contained bullet holes. The rental unit was located in a condominium, where several neighbours resided.

2. The Landlord informed the LTB that the Tenant vacated the rental unit on April 8, 2026.
3. The Landlord stated that there was little chance that he would be able to collect any money from the Tenant and withdrew all financial claims against the Tenant on this application.
4. Since the Tenant has vacated, and the Landlord is not seeking any financial award, the application is moot.

It is ordered that:

1. The tenancy between the Landlord and the Tenant is terminated as of April 8, 2026.
2. The Landlord's application is resolved as moot.

June 30, 2026
Date Issued

Robert Brown
Vice Chair, Landlord and Tenant Board

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