



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

Citation: Joshi v Vallee, 2023 ONLTB 15237

Date: 2023-01-20

File Number: LTB-L-054400-22

In the matter of: 91 Parsell sq
Scarborough ON M1B2A5

Between: Smita L. Joshi Landlord

And

Kyleigh Jeantte Vallee Tenants
Vilroy Cummings

Smita L. Joshi (the 'Landlord') applied for an order to terminate the tenancy and evict Kyleigh Jeantte Vallee and Vilroy Cummings (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 January 11, 2023.

The Landlord and the Landlord's Legal Representative, S. Rangan, attended the hearing. As of 9:13 a.m., the Tenants were not present or represented at the hearing although properly served with notice of this hearing by the LTB.

Determinations:

1. The Landlord stated that the Tenants moved out of the rental unit in August 2022 but left their dog behind. The Landlord attended to the dog until November 25, 2022, when Animal Welfare Services removed the dog from the unit.

It is ordered that:

1. The tenancy is terminated as of November 25, 2022, the date the Landlord obtained vacant possession of the rental unit.

January 20, 2023
Date Issued

Jitewa Edu
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.

