



**Tribunals Ontario**

Landlord and Tenant Board

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

**File Number:** CEL-99517-21

**In the matter of:** 7, 244 PENETANGUISHENE ROAD  
BARRIE ON L4M7C2

**Between:** Usha Pancholi Landlord

**and**

Cody Pelletier Tenant

Usha Pancholi (the 'Landlord') applied for an order to terminate the tenancy and evict Cody Pelletier (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; and because 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.

This application was heard by videoconference on August 4, 2021.

Only the Landlord attended the hearing. As of 9:39 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board.

**Determinations:**

1. The Landlord testified that the Tenant vacated the rental unit on May 10, 2021. The Tenant was in possession of the rental unit at the time the application was filed.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated, as of May 10, 2021 the date the Tenant gave vacant possession of the rental unit to the Landlord.

**August 9, 2021**

**Date Issued**

Nicola Mulima

Member, Landlord and Tenant Board

Central-RO  
3 Robert Speck Pkwy, 5th Floor  
Mississauga ON L4Z2G5

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

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