



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

**Citation:** Jason Robert William Fitzgerald v Vicki Kanteman, 2023 ONLTB 45164

**Date:** 2023-06-20

**File Number:** LTB-L-076344-22

**In the matter of:** Upper, 372 6th Avenue  
HANOVER ON N4N1J2

**Between:** Jason Robert William Fitzgerald

Landlord

**And**

Vicki Kanteman

Tenant

Jason Robert William Fitzgerald (the 'Landlord') applied for an order to terminate the tenancy and evict Vicki Kanteman (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 May 30, 2023.

Only the Landlord attended the hearing.

As of 10:30am, 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 has applied for an order to terminate the tenancy and evict 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
2. The Tenant was in possession of the rental unit on the date the application was filed.
3. The Tenant vacated the rental unit on April 4, 2023.
4. Since the tenancy has terminated, there is no remedy available to be awarded to the Landlord. Therefore, the application is moot.

**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated as of April 4, 2023.

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**June 20, 2023**

**Date Issued**

**File Number:** LTB-L-076344-22

15 Grosvenor Street, Ground Floor,  
Toronto ON M7A 2G6

Robert Brown  
Member, Landlord and Tenant Board

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

2023 ONLTB 45164 (CanLII)