



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

**Citation:** Lachapelle v Lamphier, 2023 ONLTB 15889

**Date:** 2023-01-17

**File Number:** LTB-L-041843-22

**In the matter of:** 921 PARENT AVE  
WINDSOR ON N9A2E2

**Between:** Windsor Homes Coalition Inc Landlord

**And**

Joseph Lamphier Tenant

Windsor Homes Coalition Inc (the 'Landlord') applied for an order to terminate the tenancy and evict Joseph Lamphier (the 'Tenant') 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 and the act or omission occurred in the residential complex; and the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

This application was heard by videoconference on January 16, 2023.

Only the Landlord's Agent, Sonny Lachapelle, attended the hearing.

As of 1:45 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. The Landlord's Agent testified that due to an incident involving a SWAT team coming to the Tenant's rental unit on December 7, 2022, the Tenant had vacated and had not returned since.

2. The Landlord's Agent is seeking an order from the Board in order to reclaim vacant possession of the rental unit as of December 7, 2022.
3. This order contains all of the reasons in this matter and no further reasons shall be issued.

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**It is ordered that:**

1. The tenancy between the Landlord and the Tenant is terminated. The tenancy ended on **December 7, 2022**.
2. Upon receipt of this order, the Board gives vacant possession of the rental unit to the Landlord on or after December 8, 2022.

**January 17, 2023**

**Date Issued**

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Michael Di Salle

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.

