



REQUEST FOR FRENCH LANGUAGE SERVICES

I would like the dispute resolution process (e.g. case conferences and hearings) to be conducted in French:

No

If you are a responding party and require French Language Services, complete the [Request for French Language Services](#) form and send it by email or mail to the Landlord and Tenant Board (LTB) office handling this file. You can find email and mailing addresses on the [Contact the LTB](#) webpage.

REQUEST FOR ACCOMMODATION UNDER THE ONTARIO HUMAN RIGHTS CODE

Accommodations are arrangements to allow everyone, regardless of their abilities, to participate fully in the LTB's process.

If you require accommodation complete the [Accommodation Request](#) form and email or mail it to the LTB office that is handling this file. The form and more information about accommodation is available at tribunalsontario.ca/en/accessibility-and-diversity/.

ADDRESS OF THE RENTAL UNIT COVERED BY THIS APPLICATION

Street Number:	2
Street Name:	Forsyth Street
Unit, Apartment, Suite (if applicable):	105
Municipality (City, Town, etc):	Marmora
Postal Code:	K0K2M0
Province:	ON
Country:	Canada



LANDLORD NAMES AND ADDRESS

LANDLORD 1

Type:	Company
Company Name (if applicable):	2729907 Ontario Inc.
Legal First Name:	
Legal Last Name:	
Legal Middle Name (optional):	
Street Number:	490
Street Name:	KINGSTON RD
Unit, Apartment, Suite (if applicable):	302
Municipality (City, Town, etc):	PICKERING
Postal Code:	L1V1A4
Province:	ON
Country:	Canada
Email:	admin@defendit.ca
Preferred Phone Number:	(289) 275-3513
Alternate Phone Number (optional):	

INFORMATION ABOUT THE LEGAL REPRESENTATIVE

REPRESENTATIVE 1

Type:	Paralegal
Company Name (if applicable):	Defend-it Legal Services Professional Corporation
Legal First Name:	Leon



Legal Last Name:	Presner
Legal Middle Name (optional):	
Law Society of Ontario #:	P13458
Street Number:	490
Street Name:	KINGSTON RD
Unit, Apartment, Suite (if applicable):	302
Municipality (City, Town, etc):	PICKERING
Postal Code:	L1V1A4
Province:	ON
Country:	Canada
Email:	admin@defendit.ca
Preferred Phone Number:	(289) 275-3513
Alternate Phone Number (optional):	

TENANT NAMES AND ADDRESS

TENANT 1	
Type:	Tenant
Company Name (if applicable):	
Legal First Name:	Christina
Legal Last Name:	Steele
Legal Middle Name (optional):	
Street Number:	2
Street Name:	Forsyth Street



Unit, Apartment, Suite (if applicable):	105
Municipality (City, Town, etc):	Marmora
Postal Code:	K0K2M0
Province:	ON
Country:	Canada
Email:	
Preferred Phone Number:	
Alternate Phone Number (optional):	
TENANT 2	
Type:	Tenant
Company Name (if applicable):	
Legal First Name:	Michael
Legal Last Name:	Steele
Legal Middle Name (optional):	
Street Number:	2
Street Name:	Forsyth Street
Unit, Apartment, Suite (if applicable):	105
Municipality (City, Town, etc):	Marmora
Postal Code:	K0K2M0
Province:	ON
Country:	Canada
Email:	
Preferred Phone Number:	



Application Type(s):
Form L2: Application to End a Tenancy and Evict a Tenant
or Collect Money
(Disponible en français)

Alternate Phone Number
(optional):

RELATED APPLICATIONS

If you or your tenant filed other applications that relate to this rental unit and those applications have not been resolved, list their file numbers below.

File Number

IS THE TENANT STILL IN POSSESSION OF THE RENTAL UNIT?

The tenant must be in possession of the rental unit when you file this application, unless you are applying for Reason 2 (because you believe the tenant abandoned the rental unit).

The tenant is still in possession of the rental unit:

Yes

TOTAL AMOUNT TENANT OWES

Total NSF charges owing:	\$0.00
Total Utility Cost Owing:	\$0.00
Total costs for damages owing:	\$0.00
Total costs relating to substantial interference owing:	\$0.00
Total costs for misrepresentation of income:	\$0.00
Application Fee:	\$186.00
Total:	\$186.00

If the tenant moved out of the rental unit in the past year and you want to collect money you believe the former tenant owes, you may be able to file an [Application to Collect Money a Former Tenant Owes](#) (Form L10).



REASONS TO END TENANCY

I am applying to evict the tenant because:

REASON 1: I gave the tenant one of the following Notices to End your Tenancy.

The following notice(s) were given to the tenant for which this application is based on.



Notice N5

Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding



Notice N5 (2nd)

Notice to End your Tenancy for Interfering with Others, Damage or Overcrowding



Notice N6

Notice to End your Tenancy for Illegal Acts or Misrepresenting Income in a Rent-Geared-to-Income Rental Unit



Notice N7

Notice to End your Tenancy for Causing Serious Problems in the Rental Unit or Residential Complex



Notice N8

Notice to End your Tenancy at the End of the Term



Notice N12

Notice to End your Tenancy Because the Landlord, a Purchaser or a Family Member Requires the Rental Unit



Notice N13

Notice to End your Tenancy Because the Landlord Wants to Demolish the Rental Unit, Repair it or Convert it to Another Use



What is the termination date in the notice you selected above?

2024-04-22

REASON 2: I believe the tenant abandoned the rental unit.

The tenant must owe arrears of rent for the LTB to determine that the tenant abandoned the rental unit.



Why do you believe the tenant abandoned



the rental unit?	
REASON 3: The tenant occupies a superintendent's unit and their employment as superintendent ended.	<input type="checkbox"/>
The tenant's employment ended on:	

APPLYING TO COLLECT MONEY THE TENANT MAY OWE YOU

I am applying for an order to collect money the tenant owes:

Note: this application cannot be used to collect money for rent arrears the tenant may owe.

REASON 1: The tenant must pay for each day they stay in the rental unit after the termination date in the notice of termination.	<input type="checkbox"/>
REASON 2: The tenant must pay the bank charges and related administration charges for NSF cheques the tenant gave me. Note: the maximum administration charge you can claim for each cheque is \$20.00	<input type="checkbox"/>
I have calculated the amount of NSF bank charges and my related administration charges the tenant owes me as follows:	
The total amount the tenant owes for NSF cheques is:	\$0.00
Total NSF related charges owing:	\$0.00

INFORMATION ABOUT THE TENANT'S RENT AND RENT DEPOSIT

The following information will help the LTB determine the amount of money the tenant may owe me.

The current rent is:	\$1,250.00
The tenant is required to pay rent:	Monthly



If "other", please specify:	
The amount of rent currently on deposit:	\$1,250.00
The date the rent deposit was collected:	2023-04-01
The last rental period for which the tenant was paid interest on the rent deposit	
REASON 3: The tenant did not pay utility costs (utilities means heat, electricity and water) that they were required to pay under the terms of the tenancy agreement while they were living in the rental unit.	<input type="checkbox"/>
Total of Utility Costs	\$0.00
REASON 4: The tenant or someone else visiting or living in the rental unit willfully or negligently caused damage to the rental unit or residential complex. The tenant must pay the reasonable costs necessary to repair or replace the damaged property.	<input type="checkbox"/>
The reasonable costs I have incurred or will incur to repair or replace the damaged property are:	\$0.00
What were the damages to the property? How did you calculate the costs you are claiming to repair or replace the damaged property?	
REASON 5: The tenant or someone else visiting or living in the rental unit substantially interfered with the landlord's reasonable enjoyment or lawful	



right, privilege or interest. The tenant must pay the reasonable out-of-pocket expenses I incurred as a result of this conduct. Note: Do not select this reason if the tenant caused damage to the rental unit or residential complex or did not pay utility bills.	<input type="checkbox"/>
The reasonable costs I have incurred are:	\$0.00
How did the tenant or someone else visiting or living in the rental unit substantially interfere with your reasonable enjoyment or lawful right, privilege or interest? Provide details about your expenses and how they are connected to this conduct.	
REASON 6: The tenant lives in a rent-geared-to-income rental unit and has misrepresented their income or that of family members living in the rental unit. The tenant must pay the additional amount they would have been required to pay had they not misrepresented their income.	<input type="checkbox"/>
The tenant must pay me:	\$0.00
How did you calculate the additional amount you are claiming the tenant owes?	

ATTACHED DOCUMENTS

DOCUMENT 1

File Name

FORM - N7 - Doyle - STEELES - 2024April05.PDF



Application Type(s):	L2
Document Type:	N7
DOCUMENT 2	
File Name	Certificate of Service - STEELES - 2024Apr05.PDF
Application Type(s):	L2
Document Type:	Certificate of Service
DOCUMENT 3	
File Name	FINAL - L2 Schedule A - STEELES - 2024April05.PDF
Application Type(s):	L2
Document Type:	Other

SIGNATURE

To the best of my knowledge, the information in this form is complete and accurate. I understand that it is an offence under s.234 of the Residential Tenancies Act, 2006 to file false or misleading information in this form.

Who completed the application?	Applicant's Representative
Who signed the application?	Leon Presner
Completed date:	2024-04-11

COLLECTING PERSONAL INFORMATION

The Landlord and Tenant Board has the right to collect the information requested on this form to resolve your application under section 185 of the Residential Tenancies Act, 2006. After you file the form, all information related to the proceeding may become publicly available in a tribunal decision, order or other document, in accordance with Tribunals Ontario's [Access to Records Policy](#) and the Tribunal Adjudicative Records Act, 2019. Parties wanting records or information to remain confidential must seek a confidentiality order from the adjudicator. If you have questions about confidentiality orders or access to records, please contact us by email at LTB@ontario.ca or our Contact Center at 416-645-8080 or 1-888-332-3234 (toll free).



Important Information from the Landlord and Tenant Board

1. It is an offence under the Residential Tenancies Act, 2006 to file false or misleading information with the Landlord and Tenant Board.
2. The LTB can order either the landlord or the tenant to pay the other's costs related to the application.
3. The LTB has Rules of Practice that set out rules related to the application process and Interpretation Guidelines that explain how the LTB might decide specific issues that could come up in an application. You can read the Rules and Guidelines on the LTB website at <https://tribunalsontario.ca/ltb/rules-practice-directions-guidelines/>.