



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

File Number: LTB-L-083844-25

In the matter of: 738 PINE ST
SAULT STE. MARIE ON P6B 3G1

Between: Hanshun Chen Landlord

and

Michael Christopher Jakibchuk Tenant

Hanshun Chen (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Christopher Jakibchuk (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 December 18, 2025.

Only the Landlord and her interpreter, Shujun Chin, attended the hearing.

As of 9:21 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the Board. There was no record of a request to adjourn the hearing.

1. At the hearing, the Landlord indicated that she did not serve the Tenant with an N5 notice.
2. The Landlord sought to withdraw the application and I consented to the request.
3. The application having been withdrawn; the Board's file is closed.

January 6, 2026
Date Issued

Adeela Alvez
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.