



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-063257-25

In the matter of: 2D, 5324 Main Street
Orono ON L0B1M0

Between: 5029777 Ontario Ltd Landlord

And

Jennifer Hachey Tenant

5029777 Ontario Ltd (the 'Landlord') applied for an order to terminate the tenancy and evict Jennifer Hachey (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.

The Landlord also applied for an order for the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on November 26, 2025.

Only the Landlord's agent, Gavin Crabb, attended the hearing.

As of 11:32am, 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.

1. At the hearing, the Landlord sought to withdraw the application on the basis that they could not provide evidence supporting that the Tenant was served a copy of their N5 Notices by email nor that the Tenant consented to this method of service in writing as required by the Board's Rules. Additionally, they could not provide a signed copy of the first N5 Notice that they purportedly served on the Tenant as the copy filed with the Board was not signed and the secondary copy that was provided at the hearing was a combined termination notice for non-payment of rent.
2. On this basis, I consented to the Landlord's request to withdraw the application based on the defects in their notices of termination and the service of them.

3. I make no determinations with respect to the allegations contained in the notices.
4. The application having been withdrawn, the LTB's file is closed.

January 8, 2026
Date Issued

Terri van Huisstede
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.