



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-085232-25

In the matter of: Main Floor, 95 Upton Cres
Guelph ON N1E6P6

Between: Dan Vervaeke Landlord

And

Tamera Merilyn Chevalier Tenants
Dillon Marszalek

Dan Vervaeke (the 'Landlord') applied for an order to terminate the tenancy and evict Tamera Merilyn Chevalier and Dillon Marszalek (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on December 18, 2025.

Only the Landlord's representative Angelique Abadeen attended the hearing.

As of 9:18am, the Tenants were not present nor 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.

It is determined that:

1. At the hearing, the Landlord sought to withdraw their application.
2. In accordance with subsection 200(4), of the Act. I consent to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

January 12, 2026
Date Issued

Reshad Nazeer
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.