



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-071607-25

In the matter of: 2, 454 Edward St
PRESCOTT ON K0E1T0

Between: Jacqueline Benedict Landlord

And

Tara and Zafrina Ditchburn Tenant

Jacqueline Benedict (the 'Landlord') applied for an order to terminate the tenancy and evict Tara and Zafrina Ditchburn (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises, the number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards, the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking, the Tenant or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex, 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, the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises, 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 6, 2026.

The Landlord, the Landlord's Legal Representative Prishanth Paramsothy, the Landlord's witness Kevin Metcalf, the Tenant and the Tenant's Legal Representative Francis Dobri attended the hearing.

Determinations:

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

January 8, 2026

Date Issued

Jagger Benham

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.