



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-088964-25

In the matter of: 770 ROAKAWAY ROAD
WILLOW BEACH ON L0E 1S0

Between: 1253009 Ontario Inc. Landlord

and

Peter Chojnacki Tenant

1253009 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Peter Chojnacki (the 'Tenant') because 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 Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on January 7, 2026. Only the Landlord's agent, Mike Smallwood, attended the hearing.

As of 9:39 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 sought to withdraw the application and I consented to the request.
2. The application having been withdrawn; the Board's file is closed.

January 13, 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.