



Order under Section 89 Residential Tenancies Act, 2006

Citation: MCKINNEY v PATEL, 2026 ONLTB 4322

Date: 2026-01-14

File Number: LTB-L-044586-25

In the matter of: 218 COLEMAN ST
BELLEVILLE ON K8P3H5

Between: TIM MCKINNEY Landlord

And

HARDIK PATEL Former Tenant

TIM MCKINNEY (the 'Landlord') applied for an order requiring HARDIK PATEL (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

This application was heard by videoconference on January 8, 2026.

The Landlord's legal representative, J. Schmidt, and the Former Tenant attended 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 The application having been withdrawn, the LTB's file is closed.

January 14, 2026
Date Issued

Nancy Morris
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.