



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

File Number: LTB-L-036464-24

In the matter of: 2517 DUNDAS ST W
OAKVILLE ON L6M4J4

Between: PALERMO UNITED CHURCH Landlord

And

Ivars S. Oberfelds Tenant

PALERMO UNITED CHURCH (the 'Landlord') applied for an order to terminate the tenancy and evict Ivars S. Oberfelds (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 claimed compensation for each day the Tenant remained in the unit after the termination date.

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 December 17, 2025.

The Landlord's agent, Ross Runnalls, the Landlord's legal representative, Neil Emerson, and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application on the basis that they had checked both boxes on the N5 Notice for being the first and second notice. On this basis, I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.

January 27, 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.