



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-091148-25

In the matter of: 265 Amelia Street West
Thunder Bay ON P7E4A3

Between: Felice Ciccone Landlord

And

Judy Meservier Tenant
Jonny Smallwood

Felice Ciccone (the 'Landlord') applied for an order to terminate the tenancy and evict Judy Meservier and Jonny Smallwood (the 'Tenant') because:

- The Tenant did not pay the rent that the Tenant owes. (L1 Application)
- and
- 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.

(L2 Application)

This application was heard by videoconference on January 20, 2026.

Only the Landlord Felice Ciccone attended the hearing.

As of 8:58 a.m. the Tenant was not present or 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.

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 The application having been withdrawn, the LTB's file is closed.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 22, 2026
Date Issued

Julie Broderick
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.