



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

File Number: LTB-L-072984-25

In the matter of: 402 SIMPSON AVE
WELLAND ON L3B4Z2

Between: Shane Weasner Landlord

And

Fadra DeSantis Tenant

Shane Weasner (the 'Landlord') applied for an order to terminate the tenancy and evict Fadra DeSantis (the 'Tenant') because the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Shane Weasner (the 'Landlord') also applied for an order requiring Fadra DeSantis (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 20, 2026.

Neither the Landlord nor the Tenant was present or represented at the hearing as of 3:45 p.m. although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Landlord did not attend the hearing to support their application, I find that this application has been abandoned.

It is ordered that:

1. The Landlord's application is dismissed.

January 27, 2026
Date Issued

Kyle McGraw
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.