



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

File Number: LTB-L-092398-25

In the matter of: 26 REVOL RD
PENETANGUISHENE ON L9M0W8

Between: PRAGNESHKUMAR PATEL Landlord

And

Jeffrey McCallum and Allison White Tenant

PRAGNESHKUMAR PATEL (the 'Landlord') applied for an order to terminate the tenancy and evict Jeffrey McCallum and Allison White (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 21, 2026.

Only the Landlord attended the hearing.

As of 1:31 p.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.

Determinations:

1. At the hearing, upon Board questioning it was determined that the Landlord served the N4 notice upon the Tenant after the date of termination on said notice, hence the Landlord sought to withdraw the application rather than proceed with arrears only and I consented to the request.

It is Ordered that:

1. The application has been dismissed as withdrawn

January 29, 2026
Date Issued

Panagiotis P. Roupas
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.