



## **Order under Section 100 Residential Tenancies Act, 2006**

**File Number:** LTB-L-044806-23

**In the matter of:** 176 Maitland Street  
Strathroy Ontario N7G1S7

**Between:** Leng Sanith Landlord

**And**

Jason Geraldles Tenant

**And**

Sandra Link  
April Graham Unauthorized  
Scott McDonald Occupants  
Jessica Graham

Sanith Leng (the 'Landlord') applied for an order to terminate the tenancy of Jason Geraldles, (the 'Tenant') and evict Sandra Link, April Graham, Scott McDonald, and Jessica Graham (the 'Unauthorized Occupants') because the Tenant transferred occupancy of the rental unit to the Unauthorized Occupants without the Landlord's consent. The Landlord also applied for compensation by the Unauthorized Occupants for the use of the rental unit.

This application was heard by videoconference on January 23, 2026, adjourned from August 26, 2024.

The following attended the hearing:

- Landlord's legal representative Timothy Mobberley
- The Landlord
- Unauthorized Occupant Sandra Link
- Former Unauthorized Occupant April Graham, Landlord's witness

The Unauthorized Occupant declined to speak with Tenant Duty Counsel.

1. By interim order dated September 4, 2024, the Landlord was directed to amend the application to include all disclosed Unauthorized Occupants of the rental unit. The Landlord did not do so. The application is amended on my own motion to reflect the parties identified at the August 26, 2024 hearing.
2. At the hearing on August 26, 2024, the Landlord's evidence was completed and part of the testimony of Unauthorized Occupant Sandra Link was heard.

3. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
4. The application having been withdrawn, the LTB's file is closed.

**February 4, 2026**  
**Date Issued**

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**Margo den Haan**  
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.