



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-089134-25

In the matter of: Basement Room#1, 3558 DORCHESTER RD
NIAGARA FALLS ON L2J3A5

Between: Chi Quoc Tran Landlord

And

Carson Thomas Chesham Tenant

Chi Quoc Tran (the 'Landlord') applied for an order to terminate the tenancy and evict Carson Thomas Chesham (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on January 27, 2026.

Only the Landlord attended the hearing.

As of 9:42 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. The Landlord's N4 notice of termination was invalid. He had incorrectly stated the rent for the month of October 2025, and he also incorrectly stated the rental period.
2. Consequently, at the hearing, the Landlord sought to withdraw the application and I consented to the request.
3. The application having been withdrawn, the LTB's file is closed.

February 3, 2026
Date Issued

Nancy Morris
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.