



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

File Number: LTB-L-096590-25

In the matter of: 10, 185 QUEEN ST.
PORT PERRY ON L9L1B8

Between: P.P. QUEEN P.P. LTD. Landlord

And

JAMES BLACK Tenant

P.P. QUEEN P.P. LTD. (the 'Landlord') applied for an order to terminate the tenancy and evict JAMES BLACK (the 'Tenant') because:

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

This application was heard by videoconference on February 3, 2026. Only the Landlord's Legal Representative, D. Wood, attended the hearing.

At the hearing, the Landlord sought to withdraw the application, and I granted the request.

It is ordered that:

1. The Landlord's application is dismissed.

February 6, 2026
Date Issued

Jitewa Edu
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.