



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

File Number: LTB-L-091470-25

In the matter of: 103, 45 TRUELLE ST
SCARBOROUGH ON M1J1Z4

Between: 2501572 ONTARIO INC. Landlord

And

MICHAEL O'ONEILL Tenant

2501572 ONTARIO INC. (the 'Landlord') applied for an order to terminate the tenancy and evict MICHAEL O'ONEILL (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

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 4, 2026.

The Landlord's Legal Representative, James Moak, the Landlord, the Tenant's Legal Representative, Janet Brakohiapa and the Tenant attended the hearing

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 The application having been withdrawn, the LTB's file is closed.

February 13, 2026
Date Issued

Carrie Bertrand
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.