



**Order under Section 69 / 88.1
Residential Tenancies Act, 2006**

File Number: LTB-L-096624-25

In the matter of: Unit 50, Room #3, 690 LITTLE GREY ST
LONDON ON N5Z4M9

Between: Cyril Joy Landlord

And

Mark Henshaw Tenant

Cyril Joy (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Henshaw (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.

The Landlord also applied for an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

This application was heard by videoconference on February 12, 2026.

The Landlord's representative, Taff Butters, and the Tenant attended the hearing.

At the hearing, the Landlord's representative sought to withdraw the application, stating that the Tenant vacated the unit on January 30, 2026. As such, I consented to the request.

It is ordered that:

1. The Landlord's application is withdrawn.

February 17, 2026
Date Issued

Karen Gonçalves
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.