



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-098739-25

In the matter of: 5, 219 GRABURN AVE
OSHAWA ON L1H3A9

Between: Sarto Provenzano Landlord

And

Gerard Schouten Tenants
Jeanette Reynolds

Sarto Provenzano (the 'Landlord') applied for an order requiring Gerard Schouten and Jeanette Reynolds (the 'Tenants') to pay the Landlord's reasonable out-of-pocket costs the Landlord have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

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

Only the Landlord and the Landlord's witness, Melissa Jack-Morrison, attended the hearing.

As of 10:47 a.m., the Tenants were 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.

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

It is ordered that:

1. The Landlord's application is withdrawn

February 20, 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.