



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

File Number: LTB-L-108259-25

In the matter of: 1-118 Tylor Cres
Oshawa, ON L1H5E9

Between: Karl Ong Landlord

And

Amber Bain Tenant

Karl Ong (the 'Landlord') applied for an order to terminate the tenancy and evict Amber Bain (the 'Tenant') because the Tenant did not pay the rent owed.

This application was heard by videoconference on February 11, 2026.

The Landlord and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application as the N4 notice of termination was invalid. I consented to the request.
2. The application having been withdrawn; the LTB's file is closed.

February 13, 2026
Date Issued

Ken Audziss
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.