



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-092094-25

In the matter of: 240 Wood St East
Prescott ON K0E1T0

Between: Desmond Burman-Martin Landlord

And

Shawn Brown Tenant

Desmond Burman-Martin (the 'Landlord') applied for an order to terminate the tenancy and evict Shawn Brown (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

Desmond Burman-Martin (the 'Landlord') also applied for an order requiring Shawn Brown (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on February 18, 2026.

The Landlord, the Tenant and the Tenant's son Jesse Valkenier attended the hearing.

At the hearing, the Landlord requested the consent of the Board to withdraw their application.

Determinations:

1. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006* (the Act), I consent to the withdrawal of the application.

It is ordered that:

1. The Landlord's application is withdrawn. The Board's file is closed.

February 24, 2026
Date Issued

John Cashmore
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.