



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

File Number: LTB-L-000023-26

In the matter of: Primary Bedroom, 68 Keith St
Hamilton ON L8L3S3

Between: Maria Antonio Landlord

And

Melissa Goncalves Tenant

Maria Antonio (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Goncalves (the 'Tenant') because:

- the Tenant has been persistently late in paying the Tenant's rent.

Maria Antonio (the 'Landlord') also applied for an order requiring Melissa Goncalves (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 11, 2026.

Only the Landlord's representative Bernie Carlos attended the hearing.

As of 9:40am, the Tenant was not present nor 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.

It is determined that:

1. At the hearing, the Landlord sought to withdraw their application.
2. In accordance with subsection 200(4), of the Act. I consent to the withdrawal of the application.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

February 24, 2026
Date Issued

Reshad Nazeer

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.