



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-080620-25

In the matter of: 28, 127 FAIRWAY CRES
COLLINGWOOD ON L9Y5B4

Between: William Ballard Landlord

And

Mylene Dufour Tenant

William Ballard (the 'Landlord') applied for an order to terminate the tenancy and evict Mylene Dufour (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 Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Tenant has been persistently late in paying the Tenant's rent.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

William Ballard (the 'Landlord') also applied for an order requiring Mylene Dufour (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

1. The proceedings have commenced. On February 20, 2026, the Landlord's representative filed a request to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

February 20, 2026
Date Issued

Ian Speers
Associate Chair, 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.