



Order under Section 69 / 88.1 / 89 Residential Tenancies Act, 2006

File Number: LTB-L-106087-24

In the matter of: 812961 BASE LINE
NORWICH ON N0J1P0

Between: Jeffrey Steven Herreman Landlord
Michelle Elaine Herreman

And

EMILY PALMER Tenant

Jeffrey Steven Herreman and Michelle Elaine Herreman (the 'Landlord') applied for an order to terminate the tenancy and evict EMILY PALMER (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Jeffrey Steven Herreman and Michelle Elaine Herreman (the 'Landlord') also applied for an order requiring EMILY PALMER (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.

Jeffrey Steven Herreman and Michelle Elaine Herreman (the 'Landlord') also applied for an order requiring EMILY PALMER (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

1. The proceedings have commenced. On February 26, 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 The application having been withdrawn, the LTB's file is closed.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 27, 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.