



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

File Number: LTB-L-092784-23

In the matter of: 4, 208 MARGARET AVE
WALLACEBURG ON N8A2A1

Between: BIG DOG HOLDING LTD. and Landlords
DAN DESVEAUX

And

SHYANNA EEMATINGER Tenant

BIG DOG HOLDING LTD. and DAN DESVEAUX (the 'Landlords') applied for an order to terminate the tenancy and evict SHYANNA EEMATINGER (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.

BIG DOG HOLDING LTD. and DAN DESVEAUX (the 'Landlords') also applied for an order requiring SHYANNA EEMATINGER (the 'Tenant') to pay the Landlords' reasonable out-of-pocket costs the Landlords have 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.

This application was heard by videoconference on March 2, 2026.

Only the Landlords' Legal Representative Audrey Skinner attended the hearing.

As of 2:04 PM, the Tenant not present or 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.

1. At the hearing, the Landlords sought to withdraw the application and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

March 10, 2026

Date Issued

Sean Ramage

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.