



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

File Number: LTB-L-055106-25

In the matter of: Lower, 6427 Carlton Avenue
Niagara Falls ON L2G5K1

Between: Sarah Pritula Landlord

And

Mark Donaldson Tenant

Sarah Pritula (the 'Landlord') applied for an order to terminate the tenancy and evict Mark Donaldson (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.

Sarah Pritula (the 'Landlord') also applied for an order requiring Mark Donaldson (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 March 4, 2026, the Landlord 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 The application having been withdrawn, the LTB's file is closed.

March 5, 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.