



Order under Section 21.2 of the Statutory Powers Procedure Act and the Residential Tenancies Act, 2006

File Number: LTB-L-053825-25-RV

In the matter of: 782 BRUCE RD 11
CHESLEY ON N0G1L0

Between: William McCulloch Landlord

And

James Hewitt Tenant

Review Order

William McCulloch (the 'Landlord') applied for an order to terminate the tenancy and evict James Hewitt (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; and, an order requiring the Tenant to pay the Landlord's reasonable out-of-pocket costs the Landlord has/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; and, an order requiring 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.

This application was resolved by order LTB-L-053825-25 issued on December 10, 2025.

On February 9, 2026, the Tenant requested a review of the order and that the order be stayed until the request to review the order is resolved. On February 10, 2026 interim order LTB-L-053825-25-RV-IN was issued, staying the order issued on December 10, 2025

This application was heard by videoconference on March 5, 2026. Only the Landlord and the Landlord's representative Matthew Varao attended the hearing.

Determinations:

1. Since the Tenant did not appear at the hearing to support their review, I find that this review has been abandoned.

It is ordered that:

1. The request to review order LTB-L-053825-25 issued on December 10, 2025 is denied. The order is confirmed and remains unchanged.
2. The interim order issued on February 10, 2026 is cancelled. The stay of order LTB-L-053825-25 is lifted immediately.

March 11, 2026
Date Issued

Peter Nicholson
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.