



**Order under Section 69 / 88.2 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-102009-25

In the matter of: 277 BRIDGE ST W
NAPANEE ON K7R2G2

Between: 2723898 Landlord

And

Cassandra Shim-Hue Tenant
Ian Shim-Hue

2723898 (the 'Landlord') applied for an order to terminate the tenancy and evict Cassandra Shim-Hue and Ian Shim-Hue (the 'Tenant') because:

- 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.

2723898 (the 'Landlord') applied for an order requiring Cassandra Shim-Hue and Ian Shim-Hue (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

2723898 (the 'Landlord') applied for an order requiring Cassandra Shim-Hue and Ian Shim-Hue (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.

This application was heard by videoconference on March 3, 2026.

The Landlord's agent, Ashley Lynn Scott and the Tenant attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

March 13, 2026
Date Issued

Joshua Labbe
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.