



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-008061-26

In the matter of: Cottage 12, 12 Highway 17
Granite Lake ON P0X1S0

Between: 7431750 MANITOBA LTD Landlords
10120886 MANITOBA LTD.

And

Robert Filiatrault Tenants
Susan Filiatrault

7431750 MANITOBA LTD and 10120886 MANITOBA LTD. (the 'Landlords') applied for an order to terminate the tenancy and evict Robert Filiatrault and Susan Filiatrault (the 'Tenants') because the Landlords require possession of the rental unit in order to convert the unit to a non-residential use.

This application was heard by videoconference on March 5, 2026.

The Landlord's agent, Mathew Silver, the Landlord's legal representative, Stephane Roger Warnock, both Tenants and the Tenants' legal representative, Jared Brown, attended the hearing.

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request. The Tenants were not opposed to the request.
2. The reason for the request was because the application was filed more than 30 days after the termination date in the N13 Notice which was September 27, 2025. The application was filed on January 28, 2026, and therefore I lacked jurisdiction to consider the application pursuant to subsection 62(2) of the *Residential Tenancies Act, 2006* (the 'Act').
3. The application having been withdrawn, the LTB's file is closed.

March 16, 2026
Date Issued

Terri van Huisstede
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.