



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-098482-25

In the matter of: LOT 3, 21469 HIGHWAY 48
MOUNT ALBERT ON L0G1M0

Between: VLAHOS TRAILER PARK Landlord

And

RICHARD KIRKMAN Tenant
SUSAN KIRKMAN

VLAHOS TRAILER PARK (the 'Landlord') applied for an order to terminate the tenancy and evict RICHARD KIRKMAN and SUSAN KIRKMAN (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

VLAHOS TRAILER PARK (the 'Landlord') applied for an order to terminate the tenancy and evict RICHARD KIRKMAN and SUSAN KIRKMAN (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

VLAHOS TRAILER PARK (the 'Landlord') also applied for an order requiring RICHARD KIRKMAN and SUSAN KIRKMAN (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.

These applications were heard by videoconference on March 17, 2026 at 09:00 am.

Only the Landlord Representative Donna Wood attended the hearing.

As of 09:30 am, the Tenants were 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 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 The application having been withdrawn, the LTB's file is closed.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 24, 2026

Date Issued

Kelly Delaney

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.