



**Order under Section 101
Residential Tenancies Act, 2006**

File Number: LTB-T-078406-25

In the matter of: 219 Spruce Street
Collingwood Ontario L9Y3G9

Between: Stephanie James Tenant

and

Mark Berens SubTenant

and

Michael Filicetti Landlord

Stephanie James (the 'Tenant') applied for an order to terminate the tenancy of Mark Berens (the 'Subtenant') because the subtenant did not move out on the date agreed to.

The Tenant also claimed compensation for each day the Subtenant remained in the unit after the subtenancy ended

This application was heard by videoconference on March 24, 2026.

Neither the Tenant, Subtenant nor Landlord was present or represented at the hearing as of 9:21 a.m. although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

1. On March 17, 2026 prior to the hearing date, the Tenant sought to withdraw the application.
2. Although the Tenant did not attend the hearing to support their application, I consented to the request.
3. The application having been withdrawn, the LTB's file is closed.

April 1, 2026
Date Issued

Julie Broderick
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.