



Order under Section 69 / 88.1 / 89 Residential Tenancies Act, 2006

Citation: Martinez v Hook, 2026 ONLTB 27685

Date: 2026-04-07

File Number: LTB-L-105584-25

In the matter of: 17 PURPLE Road
MONO ON L9W3R3

Between: Juanita Martinez Landlord

And

Melissa Hook Tenant

Juanita Martinez (the 'Landlord') applied for an order to terminate the tenancy and evict Melissa Hook (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.

Juanita Martinez (the 'Landlord') also applied for an order requiring Melissa Hook (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.

Juanita Martinez (the 'Landlord') also applied for an order requiring Melissa Hook (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 heard by videoconference on March 31, 2026.

Only the Landlord's Representative, Charmaine Spiteri, attended the hearing.

As of 8:58 a.m., the Tenant was 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 we consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 7, 2026
Date Issued

Vanessa Davies
Member, Landlord and Tenant Board

Dawn Sullivan
Vice-Chair, 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.