



**Order under Section 89
Residential Tenancies Act, 2006**

File Number: LTB-L-011519-25

In the matter of: 4045 ST JAMES AVE
NIAGARA FALLS ON L2E6H7

Between: ILHAM MAULANA Landlord

And

KAITLYN WEDLER Former Tenant
Ray boivin

ILHAM MAULANA (the 'Landlord') applied for an order requiring KAITLYN WEDLER and Ray boivin (the 'Former Tenant') to pay the Landlord's reasonable out-of-pocket costs that the Landlord incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Former Tenant, another occupant of the rental unit or someone the Former Tenant permitted in the residential complex.

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

Only the Landlord's legal representative, Maria Rayson attended the hearing.

As of 8:55am the Former 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 I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 10, 2026
Date Issued

Greg Brocanier
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.

