



## **Order under Section 69 Residential Tenancies Act, 2006**

**File Number:** LTB-L-006140-26

**In the matter of:** 57 keystone tr s 57  
Welland ON L3B5C2

**Between:** Brightside Property Management Landlord

**And**

Wade Simmonds Tenant  
Janika Flint

Brightside Property Management (the 'Landlord') applied for an order to terminate the tenancy and evict Wade Simmonds and Janika Flint (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

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

Only the Landlord's Legal Representative, Dominique L. Talbot attended the hearing.

As of 10:14 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's Legal Representative sought to withdraw the application as the N4 was not valid as the arrears being sought included water and hydro charges, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**April 10, 2026**  
**Date Issued**

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Samantha Greaves  
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.