



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

**File Number:** LTB-L-009406-26

**In the matter of:** 626 Dundee Ave.  
Oshawa, ON L1J2X1

**Between:** Peter Valle Landlord

**And**

Caroline King Tenants  
Ryon King  
Agnes Farrell

Peter Valle (the 'Landlord') applied for an order to terminate the tenancy and evict Caroline King, Ryon King and Agnes Farrell (the 'Tenants') because the Tenants did not pay the rent owed.

This application was heard by videoconference on April 8, 2026.

Only the Landlord and the Landlord's support person, Sharleen Merciar, attended the hearing.

As of 2:51 p.m., 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 as the N4 Notice of Termination was invalid. I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

**April 15, 2026**  
**Date Issued**

---

Ken Audziss  
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.