



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

File Number: LTB-L-107834-25

In the matter of: 4, 26 FLORENCE ST
CHATHAM ON N7L3G1

Between: SAR Holding Group Landlord

And

Tom Scott Tenant

SAR Holding Group (the 'Landlord') applied for an order to terminate the tenancy and evict Tom Scott (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.

The Landlord also applied for an order requiring 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.

This application was heard by videoconference on April 15, 2026.

The Landlord's Legal Representative, H. Feifel, the Landlord's Agent, Roman Belousov, the Tenant's Legal Representative, J. Rennie, and the Tenant, attended the hearing.

1. At the hearing after a determination that the LTB has no authority to terminate the tenancy as the notice of termination was not served in accordance with the *Residential Tenancies Act, 2006*, the Landlord sought to withdraw the application, which was not opposed by the Tenant, therefore I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 21, 2026
Date Issued

Lisa Del Vecchio
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.