



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

File Number: LTB-L-021252-26

In the matter of: Lower Unit, 267 MCALPINE AVE S
Welland ON L3B1T8

Between: Sylvain Demers Landlords
Joanne Demers

And

Braedon Van Veen Tenant

Sylvain Demers and Joanne Demers (the 'Landlords') applied for an order to terminate the tenancy and evict Braedon Van Veen (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 Landlords 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.

This application was heard by videoconference on April 16, 2026. The Landlord Sylvain Demers and the Tenant attended the hearing.

1. At the hearing, the Landlords sought to withdraw the application and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

April 20, 2026
Date Issued

Fabio Quattrociocchi
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.