



**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

File Number: LTB-L-085179-25

In the matter of: 440 FRYER ST
KINGSVILLE ON N9V2M1

Between: Contessa Bodi-Brown Landlords
Joshua Campbell

And

Melissa Decaire Tenants
Andre Poirier

Contessa Bodi-Brown and Joshua Campbell (the 'Landlords') applied for an order to terminate the tenancy and evict Melissa Decaire and Andre Poirier (the 'Tenants') because the Landlords have entered into an agreement of purchase and sale of the rental unit and the purchaser in good faith require possession of the rental unit for the purpose of residential occupation.

The Landlords also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlords also applied for an order requiring the Tenants to pay the Landlords' reasonable out-of-pocket expenses that are the result of the Tenants' failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

Determinations:

1. On April 17, 2026, the Landlords' representative submitted a request to the LTB to withdraw the Landlords' L2 application.
2. A hearing was scheduled on February 10, 2026 and was adjourned. A new hearing has not been scheduled.
3. In accordance with subsection 200(4) of the *Residential Tenancies Act, 2006*, (the 'Act'), I consent to the withdrawal.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.

April 24, 2026
Date Issued

Susan Priest
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.