



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

File Number: LTB-L-002171-26

In the matter of: 1, 29 CLYDE ST
HAMILTON ON L8L5R5

Between: Warren Xu Landlord

And

James Pilgrim Tenant

Warren Xu (the 'Landlord') applied for an order to terminate the tenancy and evict James Pilgrim (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 20, 2026. Only the Landlord's Legal Representative, Glenn Gosling, attended the hearing.

As of 9:33 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.

Determinations:

1. At the hearing, the Landlord's Legal Representative sought to withdraw the application and I consented to the request.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

April 27, 2026
Date Issued

Rachel Gibbons
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.