



Order under Sections 69 and 89 of the Residential Tenancies Act, 2006

File Numbers: LTB-L-008706-24-HR, LTB-T-011154-24-HR and LTB-L102546-24-HR

In the matter of: 15, 626 Indian Road North
Sarnia, ON N7T7G8

Between: Regent Properties (London) Inc. Landlords
York Property Management

and

Michaelanne Callum Tenants
Trevor Smith

HEARING ORDER ON CONSENT

Procedural History of Applications

On January 31, 2024, Regent Properties (London) Inc. (the 'Landlord') applied in a N5-based L2 application (**LTB-L-008706-24**) seeking an order to terminate the tenancy and evict Michaelanne Callum and Trevor Smith (the 'Tenants') because the Landlord claimed the Tenants or someone visiting or living with them:

- substantially interfered with the Landlord's or another tenant's reasonable enjoyment of the residential complex, and/or their lawful rights, privileges, or interests; and
- wilfully or negligently damaged the rental unit or the residential complex.

The Landlord also claimed for compensation for each day the Tenants remained in the rental unit after the termination date provided in the N5 Notice.

On February 1, 2024, the Tenants applied in a T1 application (**LTB-T-011154-24**) seeking an order that the Tenants paid an illegal charge to York Property Management (the 'Landlord').

The L2 application was scheduled to be heard on August 28, 2024 but was adjourned by Member C. Myers due to overflow.

The T1 application was scheduled to be heard on September 25, 2024 but was adjourned by Member C. Elsbey but was adjourned on consent to combine with the L2 application.

On December 13, 2024, Regent Properties Inc. (the 'Landlord') applied in a L1 application (**LTB-L-102546-24**) seeking an order to terminate the tenancy and evict MichaelAnne Callum and Trevor Smith (the 'Tenants') because the Landlord claimed that the Tenants did not pay the rent that they owe.

On March 25, 2025, the L1 application was scheduled for a hearing, but was adjourned by Member J. Labbe on consent of the parties, to combine all 3 applications together.

The L2 application was rescheduled to be heard on July 24, 2025 but was adjourned by Member B. Lockwood to combine all 3 applications together.

All 3 matters were heard by videoconference on April 23, 2026. The Landlords' legal representative Jennifer Grant (paralegal and fulltime employee) attended the hearing on behalf of the Landlords. The Tenant Michaelanne Callum attended on behalf of both Tenants (Trevor Smith is her son), with their legal representative Melissa Bradley (paralegal).

1. At the hearing, the Landlords sought to withdraw both the L1 and L2 applications, and the Tenants sought to withdraw the T1 application. All requests to withdraw were on consent of all parties. I consented to the requests.
2. The applications having been withdrawn, the LTB's file is closed for the L1, L2, and T1 applications.

May 12, 2026
Date Issued

Michelle Tan
Vice Chair, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
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If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.