



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-025330-26

In the matter of: Unit 1 Room 2, 69 McDonald Avenue
Kingston ON K7M1R3

Between: Harly Banguera Landlord

And

Dwight James Ryan Tenant

Harly Banguera (the 'Landlord') applied for an order to terminate the tenancy and evict Dwight James Ryan (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 a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex; and
- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex has willfully caused undue damage to the premises.

This application was heard by videoconference on May 13, 2026. Only the Landlord 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 sought to withdraw the application and I consented to the request.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

May 22, 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.