



**Order under Section 69 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-009917-26

In the matter of: 4, 199 Linda Lane
Wasaga Beach ON L9Z2B9

Between: Dave Plewes Landlord

And

Michael Jeffrey Gillingwater Tenant

Dave Plewes (the 'Landlord') applied for an order to terminate the tenancy and evict Michael Jeffrey Gillingwater (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex used the rental unit or the residential complex in a manner that is inconsistent with use as a residential premises and that has caused or can be expected to cause significant damage.

The Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

Dave Plewes (the 'Landlord') also applied for an order requiring Michael Jeffrey Gillingwater (the 'Tenant') to pay the Landlord's reasonable out-of-pocket costs the Landlord has incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenant, another occupant of the rental unit or someone the Tenant permitted in the residential complex.

This application was heard by videoconference on May 5, 2026.

Only the Landlord attended the hearing.

As of 1:07 pm, 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.

1. At the hearing, the Landlord sought to withdraw the application, and I consented to the request.

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 The application having been withdrawn, the LTB's file is closed.

May 28, 2026

Date Issued

Brenda Mercer

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.