



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

File Number: LTB-L-008922-26-EX

In the matter of: Main Floor, 711 QUEENS AVE
LONDON ON N5W3H4

Between: Joe Medeiros Landlords
Mary Medeiros

And

Angela Ryan Tenants
Karen Ryan

Joe Medeiros and Mary Medeiros (the 'Landlords') applied for an order to terminate the tenancy and evict Angela Ryan and Karen Ryan (the 'Tenants') because:

- the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex has willfully or negligently caused damage to the premises.
- the Tenants or another occupant of the rental unit has committed an illegal act or has carried out, or permitted someone to carry out an illegal trade, business or occupation in the rental unit or the residential complex.

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 costs the Landlords have incurred or will incur to repair or replace undue damage to property. The damage was caused wilfully or negligently by the Tenants, another occupant of the rental unit or someone the Tenants permitted in the residential complex.

This order was issued without a hearing being held.

Determinations:

1. On May 24, 2026, the Landlords sought to withdraw the application, and I have consented to the request. Therefore, the Landlords' request shall be granted. Any hearings currently scheduled shall be canceled.
2. The Board's records also indicate, that on May 8, 2026, the Tenants requested an accommodation, specifically for the Board to change the hearing format to in person. Since the application is being withdrawn and the hearing canceled, this request is moot and will not be considered.

It is ordered that:

1. The application having been withdrawn, the LTB's file is closed.
2. The hearing scheduled for May 26, 2026, is canceled and the parties attendance is not required.
3. The Tenants' request for an accommodation is denied as it is moot.

May 25, 2026
Date Issued

Curtis Begg
Member, Landlords and Tenants 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.