



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-066840-24-EX

In the matter of: 103, 230 AMELIA ST W
THUNDER BAY ON P7E6H2

Between: TBDSSAB - Housing Programs Landlord

And

James Smallwood Tenant

TBDSSAB - Housing Programs (the 'Landlord') applied for an order to terminate the tenancy and evict James Smallwood (the 'Tenant') because:

- the Tenant 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 involving the production of an illegal drug, the trafficking in an illegal drug or the possession of an illegal drug for the purposes of trafficking.

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

This application was scheduled to be heard on June 10, 2026.

Determinations:

1. On June 1, 2026 the Board received a Request to Withdraw an Application from the Landlord's Legal Representative, requesting to withdraw the application without a hearing.
2. In accordance with Section 200 of the Act, I consent to the withdrawal of the application.

It is ordered that:

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 The application having been withdrawn, the LTB's file is closed.

June 2, 2026
Date Issued

Nathalia Debski
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.