



**Order under Section 69 / 88.1 / 89
Residential Tenancies Act, 2006**

File Number: LTB-L-018572-24-EX

In the matter of: 2, 1756 DROUILLARD RD
WINDSOR ON N8Y2S5

Between: 1830028 Ontario Inc. Landlord

And

Shayna Evans Tenant
Tristan Wheeler

1830028 Ontario Inc. (the 'Landlord') applied for an order to terminate the tenancy and evict Shayna Evans and Tristan Wheeler (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 someone the Tenant permitted in the residential complex has willfully or negligently caused damage to the premises.

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

1830028 Ontario Inc. (the 'Landlord') applied for an order requiring Shayna Evans and Tristan Wheeler (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.

1830028 Ontario Inc. (the 'Landlord') applied for an order requiring Shayna Evans and Tristan Wheeler (the 'Tenant') to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's conduct or that of another occupant of the rental unit or someone the Tenant permitted in the residential complex. This conduct substantially interfered with the Landlord's reasonable enjoyment of the residential complex or another lawful right, privilege or interest.

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 The application having been withdrawn, the LTB's file is closed.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 3, 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.