



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

File Number: LTB-L-021904-26

In the matter of: UPPER UNIT, 17 ERIE ST S
LEAMINGTON ON N8H 3A6

Between: Samuel Rivas Landlord

And

Winston Garvin Palmer Tenants
Cheryl White

Samuel Rivas (the 'Landlord') applied for an order to terminate the tenancy and evict Winston Garvin Palmer and Cheryl White (the 'Tenant') because:

- the Landlord in good faith requires possession of the rental unit for the purpose of residential occupation for at least one year.

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

This application was heard by videoconference on June 9, 2026.

The Landlord's legal representative, Ali Bukhari and the Tenant's attended 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 The application having been withdrawn, the LTB's file is closed.

June 16, 2026
Date Issued

Angela Smith
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.