



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

File Number: LTB-L-017462-26

In the matter of: R2, 18 OAKWOOD AVE
NEPEAN ON K2E6A5

Between: Jeremy Bai Landlord

And

Leah Duff Tenant

Jeremy Bai (the 'Landlord') applied for an order to terminate the tenancy and evict Leah Duff (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or a person the Tenant permitted in the residential complex has seriously impaired the safety of any person and the act or omission occurred in the residential complex.

This application was heard by videoconference on June 16, 2026.

The Landlord's Agent, Shuiun Bai and the Tenant and the Tenant's Representative, Roxane Delaney attended the hearing.

1. At the hearing, the Landlord's Agent sought to withdraw the application, and I consented to the request.
2. The application having been withdrawn, the LTB's file is closed.

June 22, 2026
Date Issued

Ilan Shingait
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.