



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

File Number: LTB-L-104795-25

In the matter of: 1 BROCK ST N
SARNIA ON N7T5Z3

Between: Joel Nimoh Landlord

And

Kayla McBean Tenant

Joel Nimoh (the 'Landlord') applied for an order to terminate the tenancy and evict Kayla McBean (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 Landlord also claimed compensation for each day the Tenant remained in the unit after the termination date.

This application was heard by videoconference on April 1, 2026 at 9:23 AM.

The member who presided at the hearing is on leave. As the Associate Chair of the Landlord and Tenant Board, I have determined that Member who heard the application is unable to issue a decision in this matter. The matter has therefore been reassigned on my own initiative under the authority of subsection 4.4(1) of the *Statutory Powers Procedure Act*. As the reassigned adjudicator, I have in accordance with the authority of subsection 4.4(6) of the *Statutory Powers Procedure Act* elected to make a decision on the basis of the existing evidentiary record.

Only the Landlord's Representative, Carmen Dawdy, attended the hearing.

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 The application having been withdrawn, the LTB's file is closed.

June 19, 2026
Date Issued

Ian Speers
Associate Chair, 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.