



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

File Number: LTB-L-017704-26

In the matter of: B09, 39 SHELDON AVE N
KITCHENER ON N2H3M1

Between: Reaching Our Outdoor Friends Landlord

And

Willow Wilson-Toope Tenant

Reaching Our Outdoor Friends (the 'Landlord') applied for an order to terminate the tenancy and evict Willow Wilson-Toope (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 applied for an order requiring 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.

This application was heard by videoconference on June 17, 2026.

Only the Landlord's agent, Sarah Whearty, attended the hearing.

As of 10:53 a.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn 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 The application having been withdrawn, the LTB's file is closed.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 30, 2026
Date Issued

Vishal Nanda
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.