



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

File Number: LTB-L-023095-26

In the matter of: ROOM 28, 5703 THOROLD STONE RD
NIAGARA FALLS ON L2J1A1

Between: Niagara Inn Landlord

And

Brian Wyne Papetti Tenant

Niagara Inn (the 'Landlord') applied for an order to terminate the tenancy and evict Brian Wyne Papetti (the 'Tenant') because:

- the Tenant, another occupant of the rental unit or someone the Tenant permitted in the building has substantially interfered with the reasonable enjoyment or lawful right, privilege or interest of the Landlord in a building that has three or fewer residential units and the Landlord resides in the building.

Niagara Inn (the 'Landlord') also applied for an order requiring Brian Wyne Papetti (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.

This application was heard by videoconference on June 25, 2026.

Only the Landlord's agent, Rekha Manmatharajan, attended the hearing.

As of 12:01 p.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 The application having been withdrawn, the LTB's file is closed.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

Mark Melchers
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.