



Order under Section 69 Residential Tenancies Act, 2006

File Number: LTB-L-055660-25

In the matter of: 216, 55 Reynolds Drive
Brockville ON K6V1W8

Between: United Counties of Leeds & Grenville Landlord

And

Steven McInnes Tenant

United Counties of Leeds & Grenville and United Counties of Leeds & Grenville (the 'Landlord') applied for an order to terminate the tenancy and evict Steven McInnes (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.

This application was heard by videoconference on March 3, 2026.

The Landlord's Agent, Kate Milne and the Tenant's legal representative, Cathy Easter attended the hearing.

Determinations:

1. Contrary to my oral decision at the hearing, my oral decision is replaced by the following decision, pursuant to the authority provided under the *Statutory Power and Procedures Act* ('SPPA').
2. At the hearing the Landlord sought to withdraw the application.
3. The Tenant's representative did not oppose the request to withdraw, however requested that the application is withdrawn with prejudice. The Tenant's Representative had submitted that the same or similar conduct allegations had been raised in multiple applications, including allegations relating to conduct that pre-dated that conduct alleged in this application. The Tenant's position is that the conduct alleged in this application should not be relied on as the basis for another notice or application.
4. The Landlord was not opposed to the withdrawing the application with prejudice.

5. I have considered the position of both parties. Although both parties' positions agreed that the application could be withdrawn, I find that the appropriate decision would be to permit the withdrawal without prejudice.
6. I say this because, I make no findings regarding the conduct alleged in this application because the matter was withdrawn prior to any merits of the application being discussed or decided. Therefore, I find in this circumstance, it would not be appropriate to restrict either party's ability to pursue any rights or remedies that may be available to them under the *Residential Tenancies Act, 2006*.

It is ordered that:

1. The Landlord's application is withdrawn without prejudice. The LTB's file is closed.

June 30, 2026

Date Issued

Joshua Labbe

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.