



DEC 7, 2023

Elan Shemtov

Landlord and Tenant Board

**Order under Section 69 / 88.2
Residential Tenancies Act, 2006**

Citation: Bula v Matthews, 2023 ONLTB 78583

Date: 2023-12-07

File Number: LTB-L-057517-23

In the matter of: 19 SINCLAIR ST
GUELPH ON N1L1S1

Between: Juan Monterroza Bula Landlord

And

Christine Matthews Tenants
Wayne Bradbury
Robyn Matthews
Teegan Bradbury

Juan Monterroza Bula (the 'Landlord') applied for an order to terminate the tenancy and evict Christine Matthews, Wayne Bradbury, Robyn Matthews and Teegan Bradbury (the 'Tenants') because:

- the Tenants have been persistently late in paying the Tenants' rent.

The Landlord also claimed compensation for each day the Tenants remained in the unit after the termination date.

The Landlord also applied for an order requiring the Tenants to pay the Landlord's reasonable out-of-pocket expenses that are the result of the Tenant's failure to pay utility costs they were required to pay under the terms of the tenancy agreement.

This application was heard by videoconference on November 15, 2023.

The Landlord, the Landlord's Representative Brittany Colley, and the Tenant Christine Matthews attended the hearing.

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 The application having been withdrawn, the LTB's file is closed.

December 7, 2023
Date Issued

Elan Shemtov

Elan Shemtov
Member, Landlord and Tenant Board

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction of the Tenant expires on June 19, 2024 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.