



## Order under Section 69 Residential Tenancies Act, 2006


File Number: LTB-L-047896-24

**In the matter of:** 214 MAY ST N  
THUNDER BAY ON P7C3P6

**Between:** DONLAR HOLDINGS INC

**And**

LEN ESQUEGA

I hereby certify this is a  
true copy of an Order dated  
**DEC 18, 2024**  
  
Landlord and Tenant Board

Landlord

Tenant

DONLAR HOLDINGS INC (the 'Landlord') applied for an order to terminate the tenancy and evict LEN ESQUEGA (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 number of persons living in the unit on a continuing basis is more than permitted by health, safety or housing standards.

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 December 12, 2024.

Only the Landlord's Agent, Ryan Wolframe, attended the hearing.

As of 12:50 pm, 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 The application having been withdrawn, the LTB's file is closed.

**December 18, 2024**  
**Date Issued**

  
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Fotoula Hatzantonis  
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.